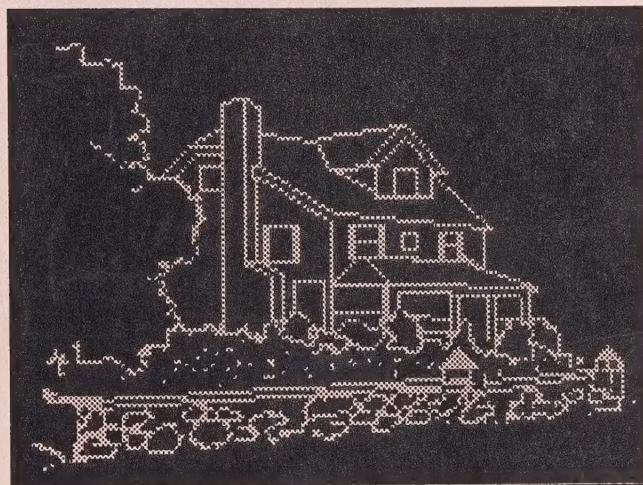


COUNTY OF TULARE

1992 GENERAL PLAN HOUSING ELEMENT

June, 1992

Amended March, 1993



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COUNTY OF TULARE

1992 GENERAL PLAN HOUSING ELEMENT

June, 1992 (GPA 92-02)

Amended March, 1993 (GPA 93-01)

Tulare County Planning Commission Resolution No. 7110, February 10, 1993

Tulare County Board of Supervisors Resolution No. 93-0271, March 23, 1993

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PREFACE

This Housing Element Revision has been prepared pursuant to AB 2853 and Housing Element Guidelines adopted by the Department of Housing and Community Development on November 17, 1977, specified in Government Code Sections 65302(c) and 65580 et seq. It contains standards and plans for the improvement of housing and for the provision of adequate sites in addition to making adequate provisions for the housing needs of all economic segments of the unincorporated area of Tulare County. It identifies both immediate and prospective needs for market-rate and nonmarket-rate households and sets forth a program to meet identified needs. This Housing Element supersedes, except for informational material, the 1971, 1975, 1981, 1984 (including 1990 Extension of Time) and 1992 Housing Elements, which were adopted by the Board of Supervisors February 13, 1973, March 23, 1976, July 7, 1981, July 31, 1984 (November 6, 1990), and June 23, 1992, respectively.

AB 2853, which was signed into law on September 26, 1980, requires localities to update their Housing Elements at least every five (5) years, and incorporate the regional allocation of housing needs by income group. Subsequent legislation has been enacted which requires local housing elements to also incorporate an analysis of subsidized units at-risk of losing their subsidies, and to identify adequate sites suitable for all income levels, including multiple-family and factory-built housing, mobile homes, emergency shelters, and transitional housing in order to meet the community's housing goals. Finally, recent legislation requires housing elements to contain an estimate of "quantified objectives" which establishes the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

Most of the data used in this document was obtained from the 1980 and 1990 U.S. Census and data which has become available subsequent to the adoption of the 1984 Housing Element. This newly available data has provided a more accurate picture of the housing situation in Tulare County.



EXECUTIVE SUMMARY

Purpose/Background

The Housing Element was required as a mandatory general plan element by the State Legislature in 1967. Tulare County adopted housing elements in accordance with State Housing Law in 1973, 1976, 1981 and most recently 1984. State law requires that each local agency in Tulare County adopt a housing element by July 1, 1992.

The purpose of the Housing Element requirement is set forth in State law as follows:

- a. To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- b. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs. In carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Contents

The Government Code is very specific with regard to the required contents of housing elements. Highlights of the information contained in the Tulare County Housing Element are summarized under excerpts from the pertinent code sections (in bold type) which prescribe each subject area, along with notations of the page numbers in the Draft Housing Element where more detailed descriptions can be found. Further, 1980 and 1990 data and the relative change between those periods of time is provided. 1997 projections are also provided where applicable.

- i. Analysis of population and employment trends, documentation of projections, and a quantification of existing and projected housing needs for all income levels.

Population

1980 Tulare County Population:	245,738
1990 Tulare County Population:	311,921
Percent Increase 1980-1990:	26.93%

**Tulare County Housing Element
Executive Summary**

1980 Tulare County Unincorporated Population:	121,440
1990 Tulare County Unincorporated Population:	133,203
Percent Increase 1980-1990:	9.69%

Employment

Employment by Industry for Tulare County:

	<u>1980</u>	<u>1990</u>
Agriculture	31.21%	18.7%
Government	17.55%	17.1%
Retail Trade	13.69%	14.9%
Services	11.73%	17.0%
Other	26.01%	32.3%

Major Growth Industries: Government, Services and Retail Trade

Local Share of Regional Housing Need (Housing Units)

Total Tulare County Need 1980-1990:	23,996
Total Tulare County Need 1990-1997:	20,365*1

*1 The planning period of this Element is two and one-half years shorter than the previous Element.
The planning period extends from January 1, 1990 to July 1, 1997 or over a seven and one-half year period.

Unincorporated County Share, by Income Category (Housing Units):

	<u>1990</u>	<u>1997</u>	<u>1990-1997 Increase</u>
Total	46,383 (100%)	51,788 (100%)	5,405 (100%)
Very Low	11,804 (25.5%)	13,207 (25.5%)	1,404 (26.0%)
Low	9,535 (20.6%)	10,778 (20.8%)	1,242 (22.9%)
Moderate	9,187 (19.8%)	10,253 (19.8%)	1,067 (19.7%)
Above Moderate	15,857 (34.1%)	17,552 (33.9%)	1,696 (31.4%)

2. Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

Households and Average Household Size (Unincorporated Area)

1980 Total Households	37,569
1990 Total Households	40,730
1997 Projected Total Households	45,568

**Tulare County Housing Element
Executive Summary**

Percent Increase 1980-1990 16.9%
Percent Increase 1990-1997 11.88%

1980 Average Household Size 3.182
1990 Average Household Size 3.337
Percent Increase 1980-1990 4.87%

Level of Payment Compared to Ability to Pay (Unincorporated Area)

This is a measure of the number of lower-income households (earning 80% or less of the median income of \$14,154) in the unincorporated area paying more than 25% of their income for housing, for the period 1980-1990 and projected for the year 1997.

1980 Lower Income Households Overpaying	9,116 (61.06%)
1983 Lower Income Households Overpaying	9,393 (61.09%)
1990 Lower Income Households Overpaying	7,524 (40.15%)
1997 Lower Income Households Overpaying	7,071 (33.51%)

Overcrowded Households (Unincorporated Area)

Overcrowding is defined as 1.01 or more persons per room (usually a problem with large families).

Unincorporated Area, 1980 Overcrowded Households	4,698
Unincorporated Area, 1990 Overcrowded Households	5,046
Percent Increase 1980-1990	7.4%

Housing Stock Condition (Unincorporated Communities)

	<u>1980</u>	<u>1990</u>
Highest % of Standard Units:	Three Rivers	Three Rivers
Lowest % of Sound Units:	Yettem	Yettem
Highest % of Deteriorated Units:	Delft Colony	Poplar-Cotton Center
Lowest % of Deteriorated Units:	Three Rivers	Three Rivers
Highest % of Dilapidated Units:	Seville	Teviston
Lowest % of Dilapidated Units:	Three Rivers	Three Rivers

Total for the Unincorporated Area:

	<u>1980</u>	<u>1990</u>	<u>% Change</u>
Standard Units:	23,436 (55%)	26,833 (61%)	14.5%
Deteriorated Units:	11,778 (27%)	9,237 (21%)	-27.5%
Dilapidated Units:	7,537 (18%)	7,918 (18%)	5.1%
Total Units:	42,751	43,988	2.9%

3. An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

	<u>1984</u>	<u>1990</u>
Vacant/Available Acreage (est.)	8,490	8,090
Potential Vacant Available Sites (est.)	25,967	20,062*1 61,602*2
Potential Developable Sites (with sewer and water systems)	5,934	9,853*1 32,575*2
Population Capacity	N/A	64,342*1 194,648*2
Sites Needed	3,828 (1984-1990)	5,405 (1990-1997)

*1 Available sites/developable sites/population capacity based upon minimum dwelling unit per acre densities.

*2 Available sites/developable sites/population capacity based upon maximum dwelling unit per acre densities.

4. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels.

Land Use and Development Controls

General Plan

- Urban Boundaries Element
- Rural Valley Lands Plan
- Foothill Growth Management Plan
- Community Plans

Zoning Ordinance

- Allowable Densities
- Standards (setbacks, coverage, parking, height)

On- and Off-Site Improvement Requirements

Sewer and Water Service

Building Codes and Enforcement

*Tulare County Housing Element
Executive Summary*

School Impact Fees
Permit Approval Process
Article 34 Referendum Requirement

Redevelopment Plans

5. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels.

Housing Development Costs

Land
Site Improvements
Construction
Marketing
Fees
Financing
Profit

6. Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with single heads of households, Southeast Asians and the Homeless.

Handicapped (Unincorporated Area)

1990

With or Without a Work Disability and With
or Without a Mobility or Self-Care
Limitation (over age 16): 11,193

Special Problems: need for access and special facilities, low incomes

Elderly (Unincorporated Area)

1980 1990 % Incr.

Total Population Over Age 65: 11,909 14,480 21.6%
Special Problems: fixed incomes, housing maintenance

*Tulare County Housing Element
Executive Summary*

Farmworkers (Unincorporated Area)

	<u>1990</u>	<u>1997</u>
Regular and Seasonal Hired Domestic Workers:	14,206	15,822
Special Problems: need for seasonal housing, undocumented status, discrimination, low incomes		

Single Heads of Households (Unincorporated Area)

	<u>1990</u>
Total Families with Single Heads of Household:	22,388
Special Problems: discrimination, low incomes	

Southeast Asians (Unincorporated Area)

	<u>1980</u>	<u>1990</u>	<u>% Incr.</u>
Southeast Asians in the Unincorporated County:	40	753	1,782.5%
Special Problems: low incomes, discrimination			

Homeless (Unincorporated Area)

	<u>1990</u>
Homeless Persons in Tulare County:	2,300
Special Problems: low incomes, discrimination	

7. Analysis of opportunities for energy conservation with respect to residential development.

Implementation of 1982 California Residential Energy Building Code
Public Utility Conservation Programs
Low-Income Weatherization Programs

8. Housing Element Revisions must also evaluate all of the following:

- 1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal**
- 2. The effectiveness of the housing element in attainment of the community's housing goals and objectives**

**Tulare County Housing Element
Executive Summary**

3. The progress of the city, county, or city and county in implementation of the housing element

Production of New Housing

PROGRESS IN MEETING NEW HOUSING NEED				
	Single Family Dwellings	Multiple Family Dwellings	Mobilehomes*3	Total
1990-1997 Need for New Units *1	4,270	1,135	757	5,405
New Units Constructed, 1990 & 1991 *2	578	188	182	766
Remaining Need, 1992-1997	3,692	947	575	4,639

*1 State HCD Estimate

*2 Less than historical annual average due to the effects of the 1990-1992 recession, DOF estimates and projections

applied during development of the 1991 Tulare County Regional Housing Needs Plan were higher than 1990 U.S. Census estimates.

*3 Included in Single Family Dwellings Estimate.

Progress in Meeting Affordability Needs (Unincorporated Area)

1978 Lower Income Nonmarket Rate Households	13,376
1980 Lower Income Nonmarket Rate Households	8,233
1983 Lower Income Nonmarket Rate Households	9,657
1990 Lower Income Nonmarket Rate Households	7,524
1997 Lower Income Nonmarket Rate Households	7,071*1

*1 1997 Household projection based upon historic growth rate between 1980 and 1990.
Source: 1980 and 1990 U.S. Census, Tulare County Planning and Development Department, 1984 and 1992.

Existing Housing Programs

Tulare County Housing Authority
Public Low-Rent Housing
Senior Citizen Low-Rent Housing
Section 8 Rental Assistance Program

County of Tulare
Community Development Block Grant Program
Housing Bond Program
Ordinance and Procedure Amendments

Private Nonprofit Agencies

Self-Help Enterprises, Inc.

New Homes, Rehabilitation and Community Development

Evaluation of Implementation, Policies and Programs contained in 1984 Element

Goals, Objectives and Policies - The 1992 Housing Element contains a description of accomplishments between 1984 and 1992.

Strategies and Programs - The 1992 Housing Element contains a listing of Local, State and Federal housing programs

9. A relative statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

Information is provided in other sections of this Summary and in the 1992 Housing Element.

10. A program which sets forth a five year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element, which includes the following:

- a. Identification of adequate sites for a variety of housing types for all income levels**
- b. Assistance in the development of adequate housing to meet the needs of low- and moderate-income households**
- c. Identification and, where appropriate and legally possible, removal of governmental constraints to the maintenance, improvement, and development of housing**
- d. Conservation and improvement of the existing affordable housing stock**
- e. Promotion of housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, or color.**

**Tulare County Housing Element
Executive Summary**

COUNTY OF TULARE QUANTIFIED HOUSING UNIT OBJECTIVES							
INCOME CATEGORY	NEW CONSTRUCTION NEEDS		REHABILITATION NEEDS		CONSERVATION NEEDS		
	# of Units	%	Owner	Renter	Section 8 Units	Self Help Enterprises, Inc. Weatherization Units	At-Risk Units
	Very Low Income	1404	0.26	250	525	178*2	2046
Low Income	1242	0.23	86	49	0	154	0
Moderate Income	1067	0.2	0*1	0*1	0	0	0
Above Moderate Income	1696	0.31	0*1	0*1	0	0	0
TOTAL	5405	1	336	574	178	2200	0

*1 Assumes that moderate and above moderate households can afford necessary repairs to maintain standard housing conditions.

*2 Section 8 Rental Subsidies are usually only provided to families with incomes at 50% or below the median income unless special conditions exist and warrant allocation to families with incomes between 50 and 80% of median income.

Information contained in this Table is provided in other sections of this Summary and in the 1992 Housing Element.



CHAPTER I INTRODUCTION

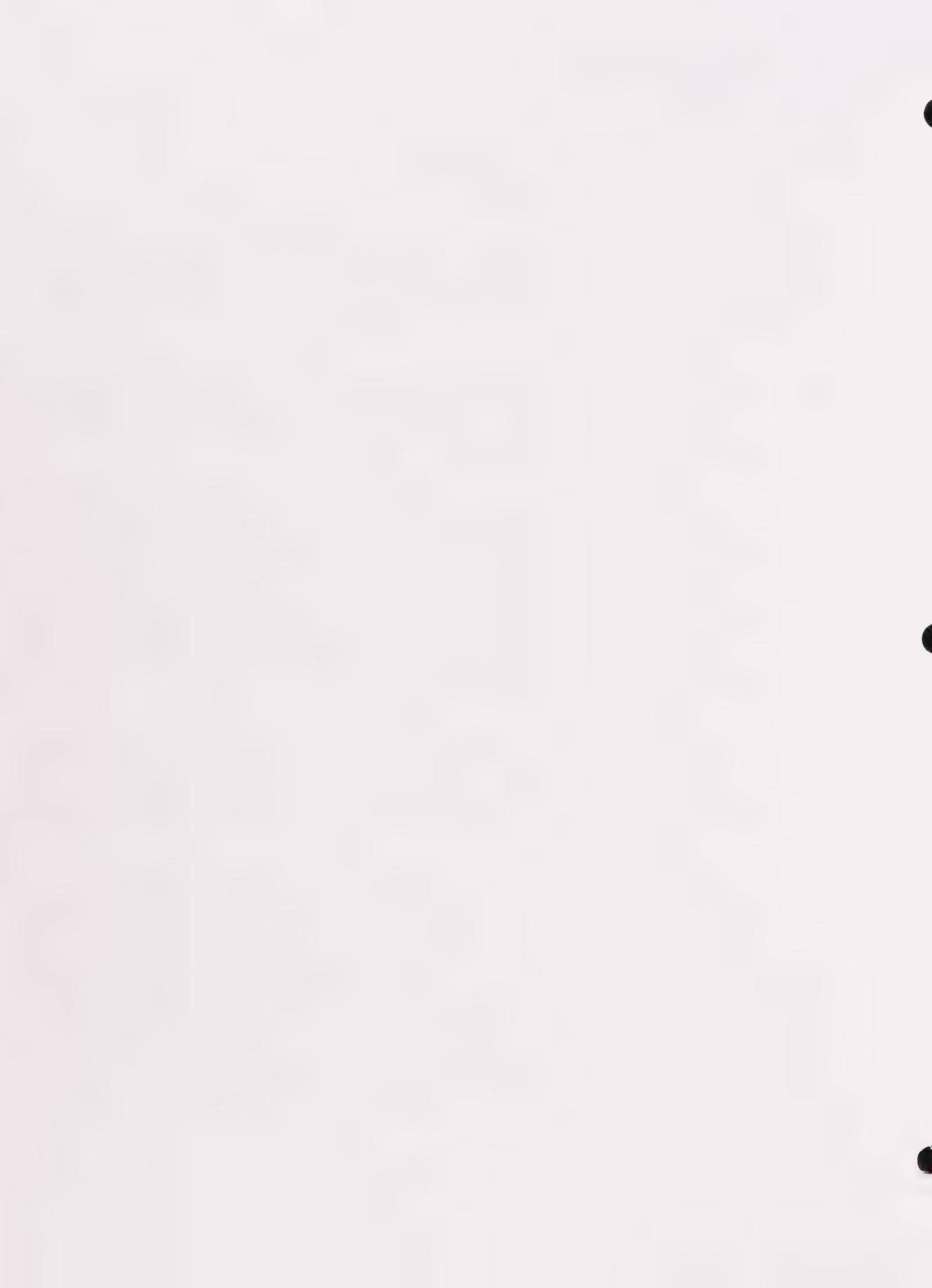
Tulare County is located in central California in the heart of the San Joaquin Valley (reference Map I-1). The County is composed of eight incorporated cities and numerous unincorporated communities (reference Map I-2). Most of the unincorporated communities and all of the cities are located on the Valley floor. The foothills and Sequoia and Kings Canyon National Parks form the eastern half of the County.

Housing needs arise from social and economic forces, since they influence such factors as income, vacancy rates, the condition of existing housing, population growth, and the environment. To make matters more complicated, these factors interact with one another to further influence or alter their characteristics.

All Tulare County residents are affected by these factors. Many are adversely affected, especially low- and moderate-income households. These households include minorities, senior citizens, handicapped persons, large families, overcrowded households and households displaced as a result of public activities and farmworkers. Previously, housing problems were only related to low-income households, the decade of the seventies and late 1980's, with inflation, high interest rates, and speculative investment in residential real estate, has resulted in a housing dilemma for moderate-income households as well. This moderate-income group, while not faced with occupying substandard housing, has had to adjust to smaller lots, smaller houses, new types of housing and a delayed ability to purchase housing.

To put the situation in perspective, the prospect for homeownership for moderate-income families in Tulare County is much brighter than in California's metropolitan areas, primarily due to lower overall housing costs, even taking into consideration lower wages. However, much more serious problems are faced by Tulare County's low-income residents, such as inadequate income and substandard housing.

There are an array of special housing needs that are related to three general housing needs: a suitable home, an affordable home and a satisfactory environment. A housing unit is suitable if its condition is standard, it is not overcrowded and if it provides special amenities for special needs. A satisfactory environment is one in which the lives of the occupants of a housing unit are beneficially influenced by services such as adequate public facilities, access to employment opportunities, compatible adjacent land uses and convenient access to commercial establishments. An affordable housing unit is one for which the owner can meet reasonable financial obligations toward mortgage, property taxes and insurance. For the renter, an affordable housing unit is one for which reasonable financial obligations can be met toward contract rent. All of the housing needs which are outlined above will be discussed in greater detail in the following chapters.



*Tulare County Planning and Development Department
1992 Housing Element
Chapter I, Introduction*

MAP I-1

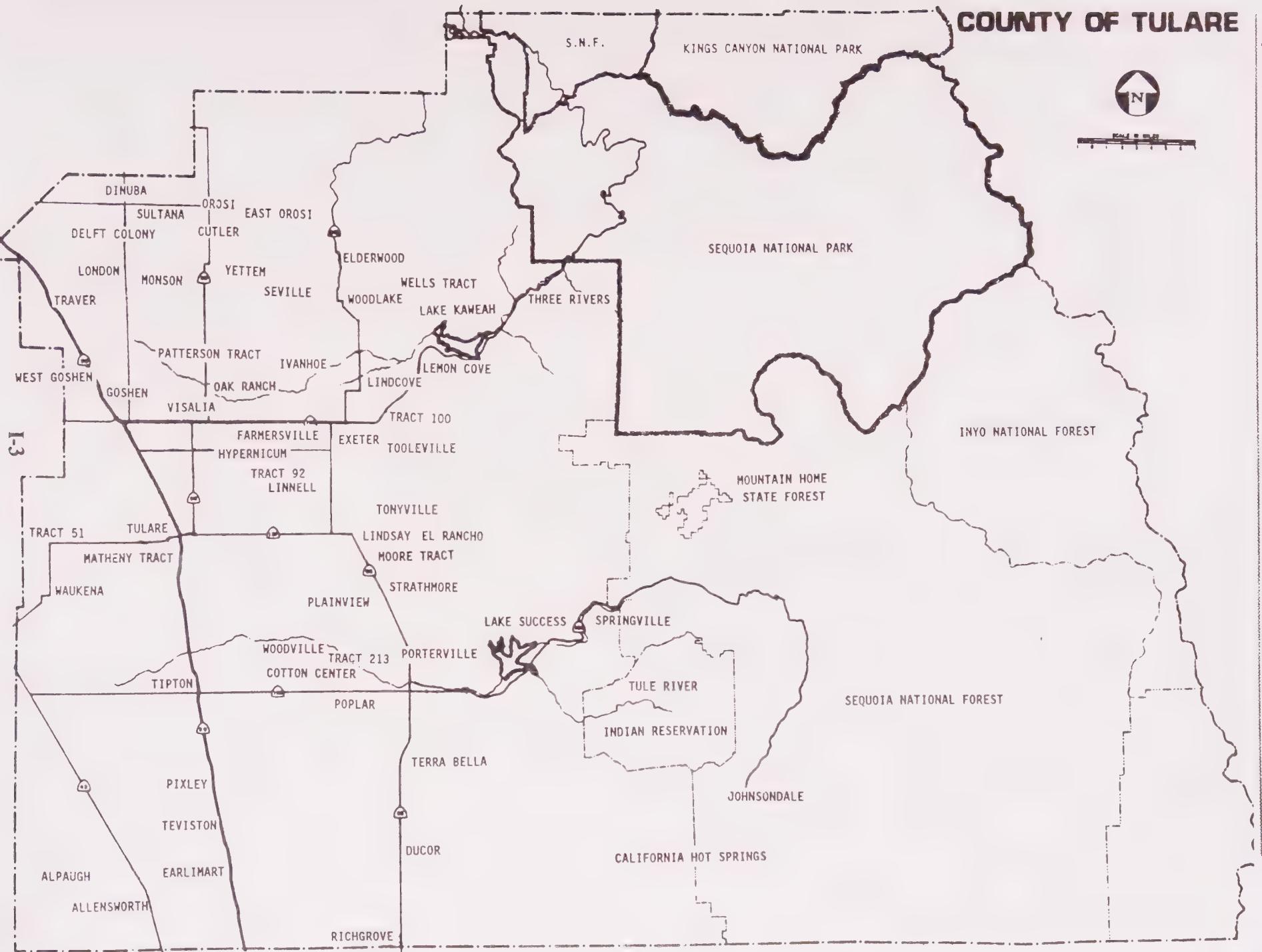


MAP I-2

COUNTY OF TULARE



Scale bar showing distances.



Requirements for a Housing Plan

The Housing Act of 1949 established a national housing goal for a "decent home and a suitable environment for every American family." However, the Federal government did not develop legislative commitments in terms of programs and procedures through which the nation's housing needs would be met. Consequently, for many low- and moderate-income families, that goal was not fulfilled. Nineteen years later, Congress adopted the Housing and Urban Development Act of 1968 to speed up the building and rehabilitation of housing through federal assistance incentives.

In 1967, the California Legislature amended the California Planning Act, adding a required housing element to the list of general plan elements. In 1971, the Planning Act was again revised to require that general plans of all counties and cities, both general law and charter, include a mandatory housing element "consisting of standards and plans for the improvement of housing and for provision of adequate sites for housing," and which "shall make adequate provision of the housing needs for all economic segments of the community."

In 1977, the State Department of Housing and Community Development adopted regulations under the California Administrative Code, known as the Housing Element Guidelines, which are to be followed by local governments in the preparation of local housing elements. AB 2853, enacted in 1980, further codified housing element requirements. Since that time, several new amendments to State housing law have been enacted. Each of these amendments have been considered during development of this Housing Element and include the identification of adequate sites for the homeless and multiple-family housing units at risk of losing subsidies. Further, State Planning law, which took effect on January 1, 1992, requires localities to meet projected housing needs over the five-year planning period.

Previous Plans and Studies

1971 Housing Element

The first housing report for the Tulare County region, "Housing Report, First Year," was published in August, 1971. It was based on a locally performed housing condition survey, the "Housing Inventory of Tulare County." The Housing Report, First Year, was adopted by the Board of Supervisors as the Housing Element of the Tulare County General Plan on February 13, 1973.

*Tulare County Planning and Development Department
1992 Housing Element
Chapter I, Introduction*

1973 Housing Element

The second housing report, "Housing," was published in March, 1973. It was based on data from the 1970 U.S. Census of Population and Housing. This report was not presented for adoption as an element of the General Plan, but was distributed for review to the Board of Supervisors, city councils and planning commissions, as well as to concerned agencies and citizens.

1975 Housing Element

After receipt of the 1974 State Housing Element Guidelines, the third housing report was prepared. Entitled, "Housing Element", and published in September, 1975, this report summarized the large quantity of data presented by the second housing report and contained housing goals, objectives and policies which met the requirements of the 1974 County Guidelines. It was adopted by the Board of Supervisors as the Housing Element of the Tulare General Plan on March 23, 1976.

1979 Model Housing Element

In 1979, the Tulare County Association of Governments completed a Model Housing Element for use by its member jurisdictions (the County of Tulare and the eight incorporated cities) to satisfy requirements of the 1977 Housing Element Guidelines. This document also provided population and housing data and projections for all the cities and the County which were required to be included in each local housing element.

1981 Housing Element

The County of Tulare tailored the Model Housing Element to meet the County's needs. The 1981 Housing Element was adopted by the Board of Supervisors on July 7, 1981. The Housing Element contained programs to implement goals, objectives and policies, and was prepared in compliance with 1977 Housing Element Guidelines.

1984 Housing Element

The 1984 Tulare County Housing Element was adopted by the Board of Supervisors on July 31, 1984. This Housing Element incorporated information from the 1983 Regional Housing Needs Allocation Plan. The Housing Needs Plan identified housing needs by income group for each jurisdiction in Tulare County.

The 1984 Housing Element covered the planning period 1984 to 1990. Correspondence from the State Department of Housing and Community Development (HCD) in 1990 indicated that household projections from the State Department of Finance for 1992 were approximately the same as those contained in the 1984 Housing Element for 1990. As a result, the 1984-1992 new construction need was considered the same as the 1984-1990 need. The State HCD indicated that the Housing Element deadline would be extended to July 1, 1992 if all text and data were revised to reflect the 1992 date instead of the 1990 date for projections. The amendments to the Housing Element as recommended above were adopted by the Planning Commission on September 26, 1990 as GPA 90-05 on November 6, 1990 (Resolution No. 90-1345). The Board of Supervisors approved GPA 90-05 on November 6, 1990 (Resolution No. 90-1345). It should be noted that since the extension was granted, 1990 U.S. Census data has been made available. As a result, 1990 base data has been included. Nineteen-ninety-seven housing need projections were provided from the 1991 Tulare County Housing Needs Plan.

Housing and Local Government

The housing delivery system is essentially a private system. The production, exchange and management of the housing stock are largely in private hands and are influenced by many factors beyond those in which Tulare County government plays a part. This means that the implementation of public policies related to housing goals must call on the housing industry and community groups interested in housing.

Tulare County, in cooperation with State and Federal governments, has the power to influence the housing delivery system. If local housing goals are set, a variety of local public policies can be identified to create conditions under which goals can be met. These policies represent a commitment on the part of Tulare County to reach its housing goals.

On the other hand, Tulare County government continuously touches and influences the housing delivery system on a variety of fronts. Virtually every area of local government responsibility (i.e., community facilities, education, traffic, welfare and health protection) has implications for housing development and availability. Policies directly related to land development, property taxation, utility extension and zoning may be the most relevant to housing, but they are only part of the total range of local governmental relationships to housing. The relationship of local housing to any housing unit begins before it is constructed and continues until it is demolished. In the long run, the impact of local government is far greater than that of the developer, financing agency, owner or the Federal government.

Consistency with Other General Plan Elements

Section 65300.5 of the Government Code states that the General Plan shall comprise an integrated, internally consistent set of policies. Consistency is important because general plan

designations and subsequent zoning must provide for a range of housing types consistent with housing needs.

The following Elements of the Tulare County General Plan contain goals and policies which are especially pertinent to the location and standards for housing development and rehabilitation:

Urban Boundaries Element

The Urban Boundaries Element, adopted in 1974 and amended in 1983 and 1988, sets forth the policy that urban development in Tulare County shall occur within the eight incorporated cities, Foothill Development Corridors, Urban Development Boundaries of unincorporated communities, and other areas suitable for non-agricultural development, as determined by the procedures set forth in the Rural Valley Lands Plan. An exception procedure also exists which allows urban development to occur in the unincorporated area adjacent to incorporated cities, if certain criteria are met.

The purpose of an Urban Development Boundary is to define twenty-year planning areas around incorporated cities in which the County and cities will coordinate plans, policies and standards relating to building construction, subdivision development, land use and zoning regulations, street and highway construction, public utility systems, environmental studies, and other closely related matters affecting the orderly development of urban fringe areas. These boundaries provide an official definition of the interface between future urban and agricultural land uses.

Urban Development Boundaries have been established around the following unincorporated communities: Cutler-Orosi, Earlimart, Ivanhoe, Plainview, Richgrove, Strathmore, and Traver. At some future date, Urban Development Boundaries are to be adopted around the following unincorporated communities: Allensworth, Alpaugh, Ducor, East Orosi, Goshen, Lemon Cove, London, Pixley, Poplar-Cotton Center, Springville, Sultana, Terra Bella, Three Rivers, Tipton and Woodville.

Urban Area Boundaries, which are larger than Urban Development Boundaries, have also been established around the eight incorporated cities. The Urban Area Boundary is defined as the area where land uses are presumed to have an impact upon an adjacent incorporated city, and within which a city's concerns are to be given serious consideration as part of the land use review process. The Urban Area Boundary is considered to be the next largest area in which urban development may occur and within which Urban Development Boundaries may ultimately be expanded. The Tulare County Association of Governments may update the Urban Boundaries Element in 1993.

Rural Valley Lands Plan

The Rural Valley Lands Plan applies to the Valley floor area outside the Urban Development Boundaries of unincorporated communities. The Plan establishes a basic County policy that such areas should be zoned for agriculture and restricted to minimum parcel sizes consistent with agricultural uses. However, the Plan also contains policies which determine the suitability of rural lands for nonagricultural uses. This determination is based upon fifteen factors, which include land capability, existing and surrounding parcel size, suitability for cultivation, surrounding land use, proximity to services, agricultural preserve status, etc. The County Agriculture Advisory Committee is currently reviewing each of the policies contained in the Plan, however, no substantive changes are expected.

Community Land Use Plans

Land Use Plans have been prepared for the following unincorporated communities, which specifically designate areas suitable for residential development:

Exeter Urban Area
Farmersville Urban Area
Lindsay Urban Area
Porterville Urban Area
Tulare Urban Area
Visalia Urban Area
Woodlake Urban Area
Goshen
Three Rivers
Springville
Southwest Visalia Land Use Plan
East Porterville Land Use Plan
East Tulare Land Use Plan
Cutler-Orosi
Earlimart
Ivanhoe
Kennedy Meadows
Richgrove
Strathmore
Traver
West Exeter
Dinuba Urban Area (in progress)

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Kings River Plan
Great Western Divide
Pixley (in progress)

Planned land uses for the remaining unincorporated communities are contained in the 1966 Tulare County General Plan.

Foothill Growth Management Plan

The Foothill Growth Management Plan, adopted in 1981, provides a comprehensive statement of the policies and standards that guide development in the foothill region of Tulare County. The purpose of the Plan is to maintain the viability of foothill agriculture and reduce County expenditures through an efficient service delivery system by directing growth into selected Foothill Development Corridors as shown in Maps I-3A through I-3C. Within these corridors, new development must be able to provide its own domestic water, liquid waste disposal and other necessary community services. Since this Plan was adopted, a small number of amendments have been approved. Revisions were primarily made to revise designated land uses identified in the Plan.

Water and Liquid Waste Management

This Plan was adopted as part of Tulare County's General Plan in 1971. The Plan contains a comprehensive analysis of community sewer and water systems, as well as needs countywide, and sets forth recommendations for improvements to existing systems.

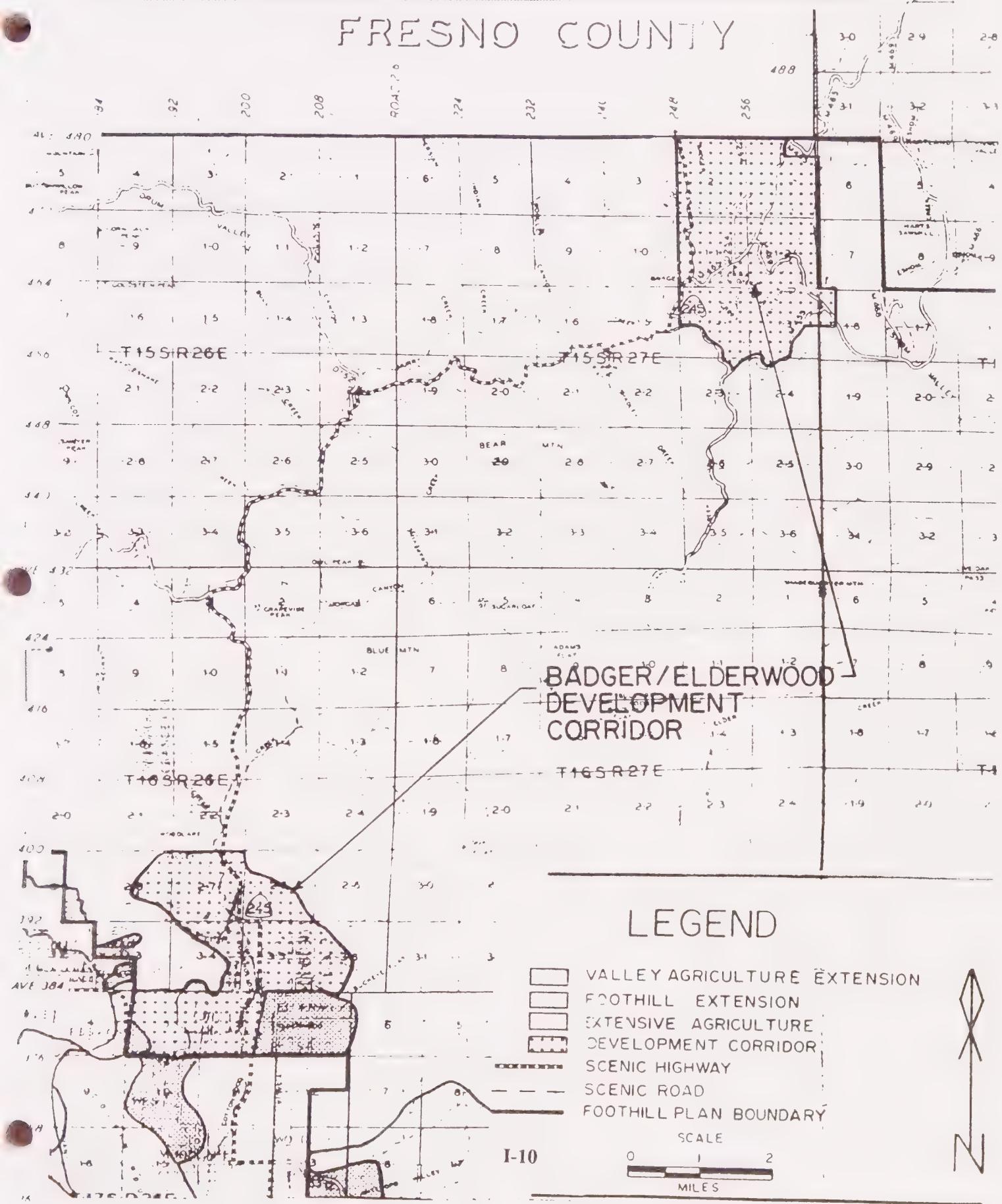
Tulare County Needs Assessment

This evaluation of needs for service-related government functions was prepared to provide the County Board of Supervisors with a method to prioritize projects which compete for limited funds. Categories of the study are limited to those for which outside sources of funding are commonly made available.

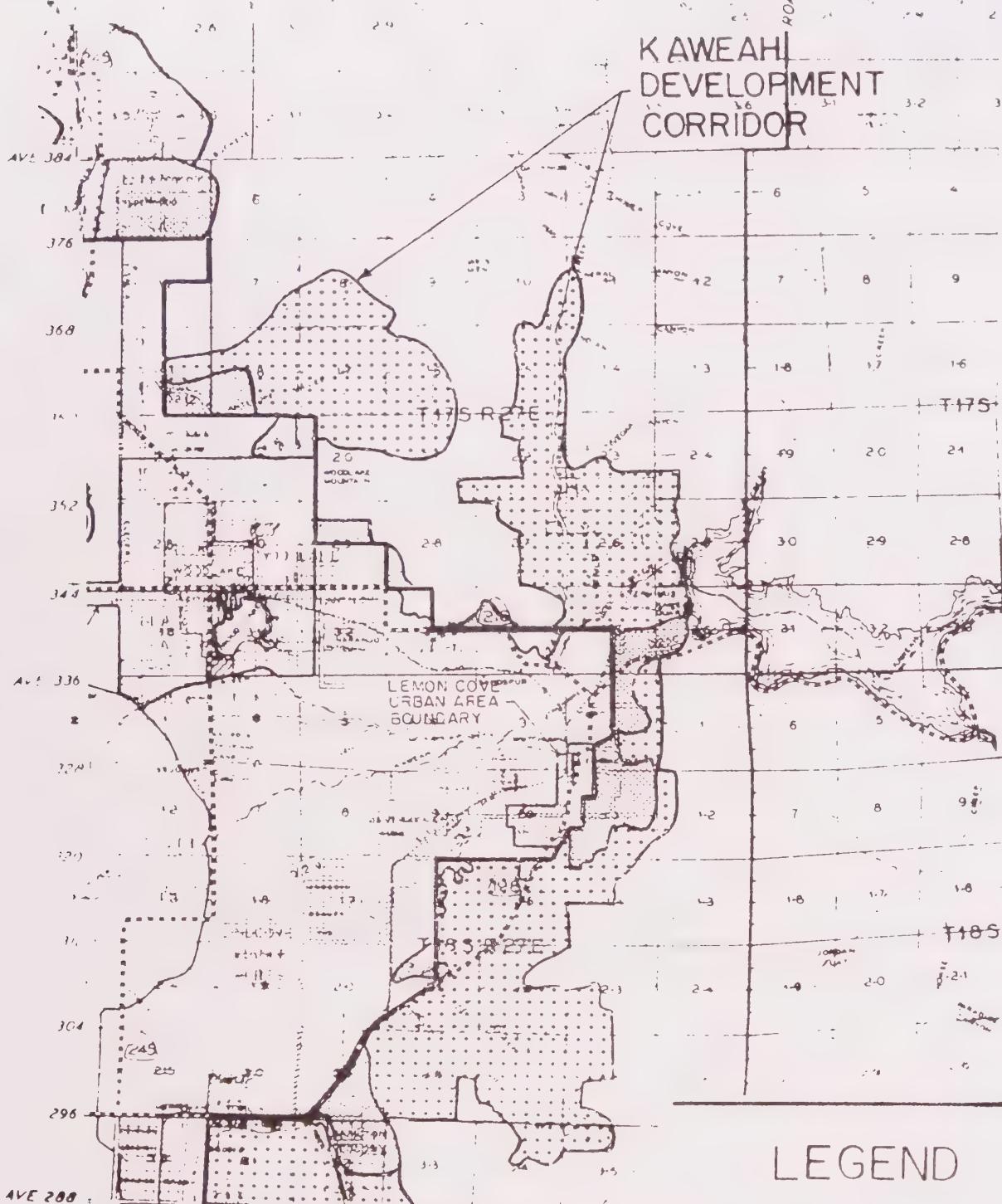
County Circulation Element

The County General Plan Circulation Element was last adopted in 1964. Amendments to the Circulation Element have been incorporated into all the Community Plans adopted since 1964. The County Planning and Development Department is currently updating the Element in accordance with State Planning Law. Expected completion of the Element is scheduled in Fiscal Year 1992/93.

FRESNO COUNTY



K AWEAH DEVELOPMENT CORRIDOR



LEGEND

- VALLEY AGRICULTURE EXTENSION
- FOOTHILL EXTENSION
- EXTENSIVE AGRICULTURE
- DEVELOPMENT CORRIDOR
- SCENIC HIGHWAY
- SCENIC ROAD
- FOOTHILL PLAN BOUNDARY

SCALE
0 1 2
MILES

ROUND VALLEY
DEVELOPMENT CORRIDOR

TULE RIVER
DEVELOPMENT
CORRIDOR

SPRINGVILLE
URBAN AREA
BOUNDARY

LEGEND

-  VALLEY AGRICULTURE EXTENSION
-  FOOTHILL EXTENSION
-  EXTENSIVE AGRICULTURE
-  DEVELOPMENT CORRIDOR
-  SCENIC HIGHWAY
-  SCENIC ROAD
-  FOOTHILL PLAN BOUNDARY

SCALE
0 1 2
MILES



MAP I-3C

Seismic Safety, Hazardous Waste and Noise Element

Each of these Elements have been adopted as part of the Tulare County General Plan. The Tulare County Association of Governments has proposed a project to aggregate each of these Elements into a Safety Element. That work activity is proposed to be initiated in Fiscal Year 1992/93.

Tulare County Comprehensive Airport Land Use Plan

The Comprehensive Airport Land Use Plan is scheduled for adoption in June, 1992. This Plan is intended to provide for the orderly development of the public use airports in Tulare County. The Plan will also promote public health, welfare, and safety through land use planning actions of the Tulare County Airport Land Use Commission.

Consistency with the Tulare County General Plan

The Housing Element is consistent with the Tulare County General Plan. The County has reviewed the policies and implementation measures of each of the other elements of the Tulare County General Plan which could potentially affect the County's ability to carry out its responsibilities under State housing law and its ability to achieve local housing goals. The County has concluded that the 1992 Housing Element is consistent with the Tulare County General Plan based upon the following evaluation.

The Land Use Plans contained in the individual Community Plans, as well as the Tulare County General Plan, provide for an adequate range of residential densities and a sufficient amount of residentially designated land to accommodate the County's regional share of housing for all income groups, as determined by the 1991 Regional Housing Needs Plan prepared by the Tulare County Association of Governments.

The Circulation Element of the Tulare County General Plan contains the policies and implementation measures to ensure that residential development can be adequately served by new and expanded streets. The Circulation Element policies provide for enough flexibility to allow the County to approve alternative street designs to reduce housing costs for affordable housing developments.

The Open Space and Conservation Elements of the Tulare County General Plan identify land and resources which should be preserved for open space and habitat conservation purposes. Although there are inherent conflicts in planning for growth, protecting sensitive habitats, preserving land for open space, and preserving land for agricultural uses, the County believes that it has balanced these competing needs in a way which provides adequate environmental protection and provides for sufficient land at adequate densities to meet the County's housing needs for all income groups.

In the Noise and Safety Elements of the Tulare County General Plan, the County has identified potential health and safety hazards from natural and human sources. Mitigation measures adopted to address these potential hazards will not adversely impact the County's ability to meet its housing needs. The distribution and density of various residential land uses provided for in the Land Use Plans, has been adopted specifically to avoid negative impacts from sources of excessive noise or other health and safety hazards.



CHAPTER II HOUSING NEEDS

The housing goals, policies and programs set forth in this Housing Element are based upon a thorough analysis of the factors listed below:

- . housing and population data;
- . housing market characteristics and forecasts;
- . housing cost factors;
- . constraints to housing production (both private and governmental);
- . housing assistance needs of residents of the Tulare County unincorporated area; and
- . existing housing programs.

Each of the above items is described and discussed in this chapter and the chapters which follow.

Population Information

Total Population

According to the 1990 Census, the total population of the Tulare County unincorporated area was 133,203, which represented 42.7% of the total County population of 311,921, a 26.9% increase over 1980, when the unincorporated population was 121,440. The 1990 population figures for the unincorporated communities in Tulare County are recognized by the Census Bureau as Census Designated Places and are listed in Table II-1. Table II-1 also identifies household population in the remainder of the unincorporated area and total unincorporated population in Tulare County.

Household Population

Household population is the total population less the number of people living in group quarters (e.g., nursing homes, farmworker housing, jails, etc.). According to the 1990 Census, the unincorporated household population was 130,866, which represents a 9.2% increase over the 1980 Census count of 119,796.

Total Households

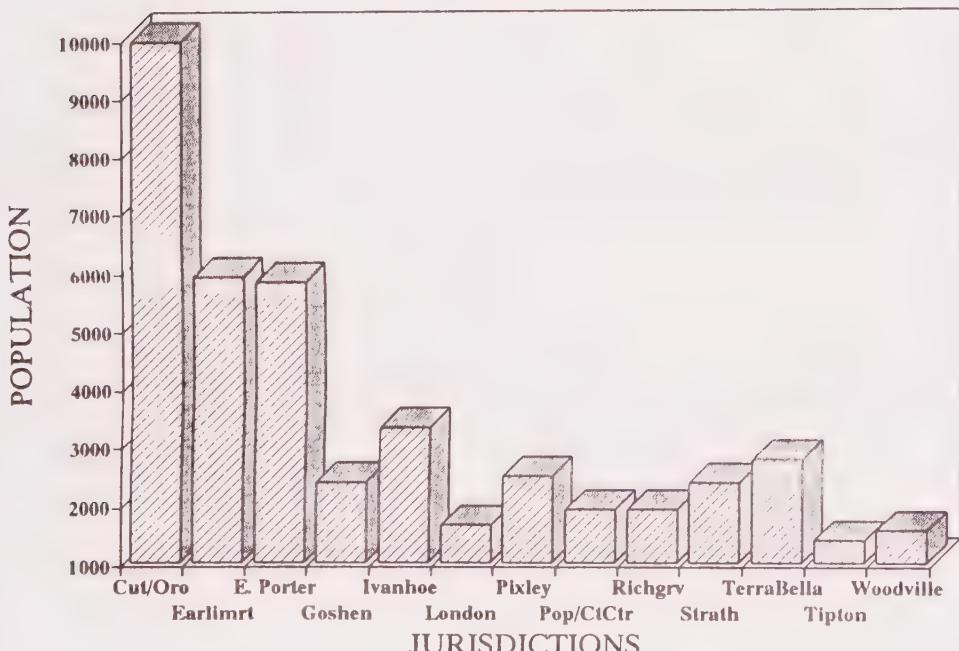
Many forces affected the increase in the number of households between 1980 and 1990. Over 5,600 new one-person households were formed countywide during the decade as members of the baby-boom generation postponed marriage, the number of divorces increased and a higher

TABLE II-1

EXISTING POPULATION	
Unincorporated Communities in Tulare County, 1990	
Cutler/Orosi	9,936
Earlimart	5,881
East Porterville	5,790
Goshen	2,377
Ivanhoe	3,293
London	1,638
Pixley	2,457
Poplar-Cotton Center	1,901
Richgrove	1,899
Strathmore	2,353
Terra Bella	2,740
Tipton	1,383
Woodville	1,557
Remaining Unincorporated Area	89,998
Total Unincorporated Area	133,203

Source: 1990 U.S. Census, STF 1A, 1991 RHNP, Tulare County Planning and Development Department

EXHIBIT II-1
EXISTING POPULATION
1990



proportion of the population consisted of older persons. Table II-2 and Exhibits II-2 through II-4 identify the 1990 population and average household size by housing unit type for Tulare County and the unincorporated area.

The total number of households in the unincorporated area was 39,208 in 1990, according to the U.S. Census. This number represented 40.1% of total County households. Total nonfamily households, of which one-person households are a portion, increased 75 percent.

Household Size

The average number of persons per household, or household size, declined between 1970 and 1990. However, as shown in Table II-3 and Exhibit II-5, the household size increased during the period between 1980 and 1990 in Tulare County. This increase may be attributed to several factors, including doubling-up of families due to housing costs and the in-migration of population sub-groups with families larger than average household size (e.g. Southeast Asians and undocumented farmworkers).

Household Increase Due to New Industry

The advent of new industry in the unincorporated area between 1980 and 1990 should not significantly alter household projections for 1997, even though the County is promoting new and expanded industry through a countywide nonprofit Economic Development Corporation formed in 1983 and establishment of an Enterprise Zone which will effect the unincorporated communities of Cutler-Orosi, Goshen and Traver if approved by the State.

It is assumed that most prospective employees of new industry already live in Tulare County. This large existing labor force will help to attract new industry to the County. Of this 10%, it is estimated that 75% of these new households will locate within one of the incorporated cities. It is further estimated that 100% of these new households will fall within the above-moderate income group. These households have been included in the household projection for 1997 of 43,941.

Group Quarters Population

Not a component of household increase, but important nevertheless, is that portion of the population classified as "group quarters" population. The difference between total population and household population, 1,644 for the Tulare County unincorporated area in 1980 and 2,337 as of 1990, is composed of group quarters population. The group quarters population for Tulare County was 6,107 in 1990. Several types of group quarters are located in the unincorporated area, ranging from convents to reformatories. Of particular concern within this Housing

TABLE II-2

POPULATION AND AVERAGE HOUSEHOLD SIZE BY HOUSING TYPE Tulare County and Unincorporated Area, 1990		
	Tulare County	Unincorporated Area
Population By Type of Unit		
Single Family Unit, Detached	230,106	101,424
Single Family Unit, Attached	10,887	4,140
2-4 Units	22,222	3,831
5+ Units	16,008	2,386
Mobile Home	23,180	18,394
Group Quarters	6,107	2,337
Other	3,411	1,632
Number of Units		
Single Family Unit, Detached	70,355	30,142
Single Family Unit, Attached	3,215	929
2-4 Units	7,664	988
5+ Units	6,406	738
Mobile Home	9,244	5,654
Other	977	435
Household Size Per Unit		
Single Family Unit, Detached	3.27	3.36
Single Family Unit, Attached	3.39	4.46
2-4 Units	2.91	3.88
5+ Units	2.50	3.23
Mobile Home	2.51	3.25
Other	3.49	3.76

Source: 1990 U.S. Census

EXHIBIT II-2
POPULATION BY HOUSING TYPE, 1990

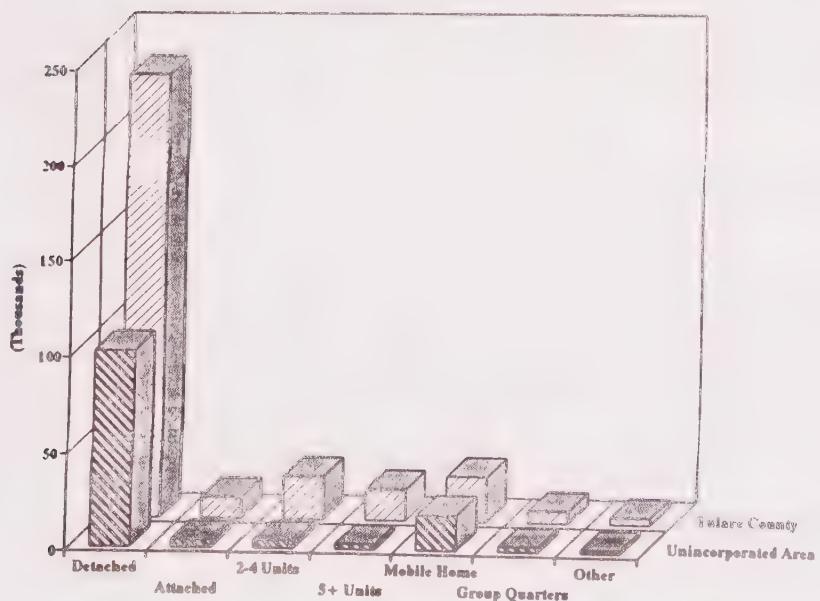


EXHIBIT II-3
UNITS BY HOUSING TYPE, 1990

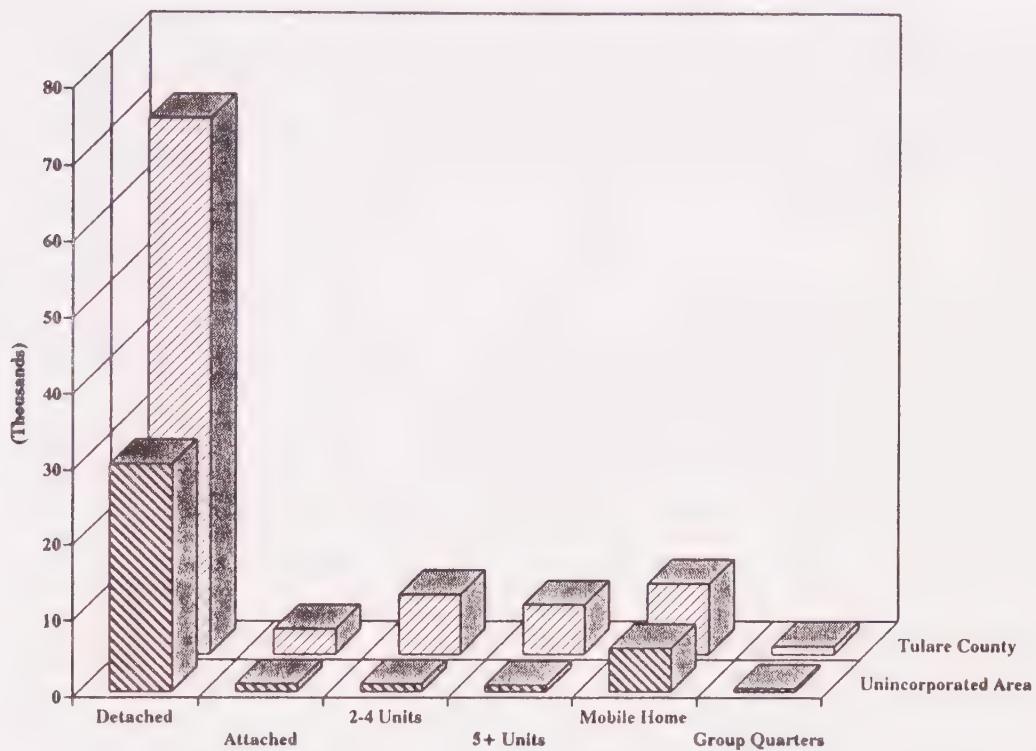


EXHIBIT II-4
HOUSEHOLD SIZE PER UNIT, 1990

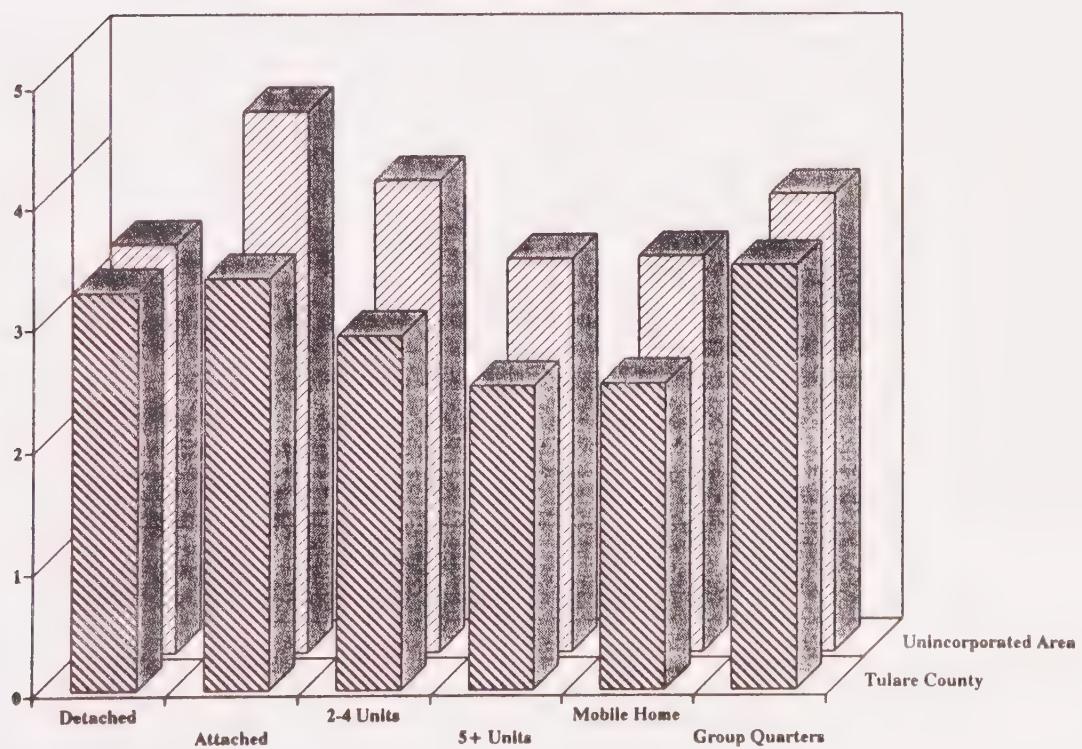


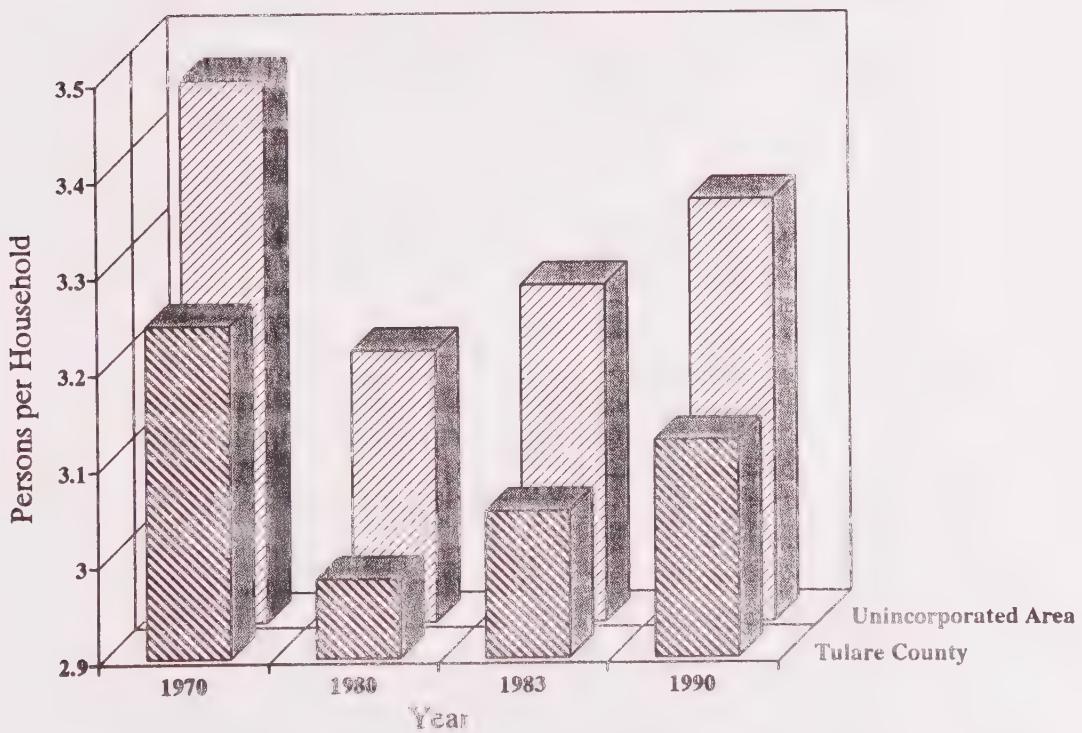
TABLE II-3

AVERAGE HOUSEHOLD SIZE (Persons per Household)				
Tulare County: Unincorporated Area and Total				
1970, 1980, 1983, and 1990				
Jurisdiction	Persons per Household			
	1970	1980	1983	1990
Unincorporated Area	3.463	3.182	3.249	3.337
Tulare County	3.245	2.981	3.052	3.124

Source: 1970, 1980, 1990 U.S. Census, Department of Finance, 1983

EXHIBIT II-5

AVERAGE HOUSEHOLD SIZE



Element are nursing and convalescent homes, or other continuous-care facilities, and migrant seasonal farm labor housing. Table II-2 and Exhibit II-2 also provide a comparison of group quarters population between Tulare County and the unincorporated area.

Population Age Characteristics

Table II-4 and Exhibit II-6 identify population age characteristics for the County and for the unincorporated area in 1990. As identified, a majority of the population is under the age of eighteen (18) and between the ages of thirty (30) and sixty-one (61).

Special Needs Groups

Certain types of households have special housing needs. These households generally consist of low-income tenants. Households especially susceptible to low-income are minorities, senior citizens, large families, families living in overcrowded conditions, families with single heads of household, farmworkers, Southeast Asians, the physically handicapped, households displaced by governmental actions, and the homeless. Information on these special needs groups is provided below.

Minority Households

Minorities have, for many years, constituted a disproportionate share of all lower income-households. This special needs group is the most likely to suffer from housing discrimination, in spite of laws which prohibit it. During the past few years, various programs, such as bilingual education and affirmative action employment procedures, have been instituted in an attempt to alleviate the low-income status of minorities.

Minority households, by number and percent of total households, are shown for 1990 for the total County, the total unincorporated area, the unincorporated communities, and the remaining unincorporated area on Table II-5 and Exhibits II-7 and II-8.

Senior Citizen Households

Of those paying more than they can afford for housing, the struggle of senior citizens, those 65 years old and over, is particularly troublesome. Most are living on incomes which are "fixed", i.e., social security, pensions or public assistance, and thereby find that housing takes an ever-increasing share of their budget. Senior citizens may also be faced with maintaining homes which are too large to meet their current needs, or which they cannot afford to repair and are unable to repair themselves. One advantage many senior citizens have is that they are more likely to own their homes, thus reducing their housing costs to include only insurance, property taxes, utilities and upkeep.

Table II-6 and Exhibit II-9 identify 1990 household population for all households, all persons in households 65 years or older, and population totals for in-family and in-nonfamily households. Table II-7 and II-10 identify 1990 elderly households (ages 60 and over and ages 65 and over) and in the unincorporated area. As indicated in Table II-8 and Exhibit II-11 present elderly households for the unincorporated area and Tulare County. Data is shown for 1990.

TABLE II-4

POPULATION AGE CHARACTERISTICS Tulare County and Unincorporated Area, 1990										
	Under 18		18-29		30-61		62 and Over		TOTAL	
	Population	%	Population	%	Population	%	Population	%	Population	%
Tulare County	103,137	33.1%	56,722	18.2%	111,643	35.8%	40,419	12.9%	311,921	100.0%
Unincorporated	44,542	28.0%	24,081	15.2%	74,018	46.5%	16,412	10.3%	159,053	100.0%

EXHIBIT II-6

POPULATION AGE CHARACTERISTICS

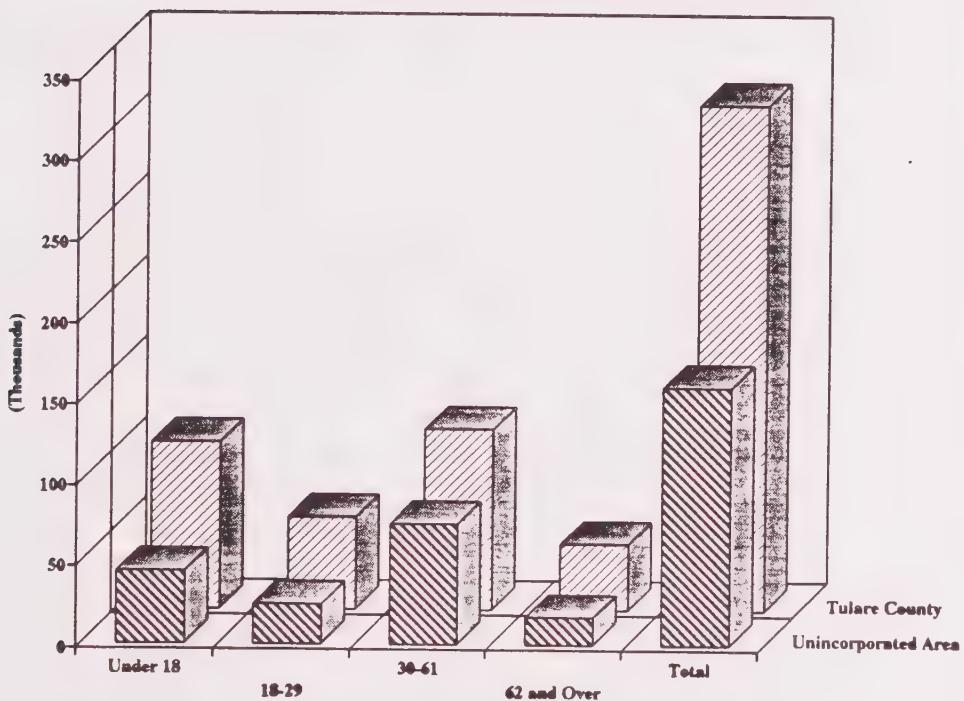


TABLE II-5

**EXISTING POPULATION BY RACE, AND SOUTHEAST ASIAN AND SPANISH ORIGIN
Tulare County Jurisdictions, 1990**

Jurisdiction	Total	RACE						Persons of Spanish Origin*
		White	Black	Am.Ind., Eskimo and Aleut	Asian and Pacific Islander	Southeast Asian*	Other	
Tulare County	311,921	204,835	4,618	3,992	13,319	5,189	85,157	97,861
Total Unincorporated**	133,203	84,878	1,109	2,152	4,921	753	40,143	34,437
Remaining Unincorporated Area	89,998	65,864	757	1,683	1,971	420	19,642	6,281
Cutler	4,450	2,656	9	8	49	1	1,819	4,234
Earlimart	5,881	795	82	23	707	0	4,274	4,804
East Porterville	5,790	3,048	37	170	352	308	2,183	2,646
Goshen	2,377	1,283	52	28	25	0	989	1,416
Ivanhoe	3,293	1,661	1	39	48	6	1,544	1,721
London	1,638	527	11	13	1	0	1,086	1,331
Orosi	5,486	1,392	12	34	819	0	3,229	3,964
Pixley	2,457	1,463	128	28	44	8	794	916
Poplar-Cotton Center	1,901	712	2	30	409	1	748	847
Richgrove	1,899	897	2	0	306	0	694	1,607
Strathmore	2,353	1,356	2	42	16	9	937	1,029
Terra Bella	2,740	1,634	4	12	171	0	919	1,940
Tipton	1,383	832	4	29	2	0	516	538
Woodville	1,557	768	6	13	1	0	769	1,163

* The five columns of race equal total population. Spanish origin is an ethnic group, not a race; therefore, persons of Spanish origin are included as a portion of one or more of the five races shown.

** Derived by subtracting population by race data for the eight incorporated cities from data for the total County.

Source: 1990 U.S. Census, STF 1, Tulare County Planning and Development Department

EXHIBIT II-7
Existing Population by Race, 1990

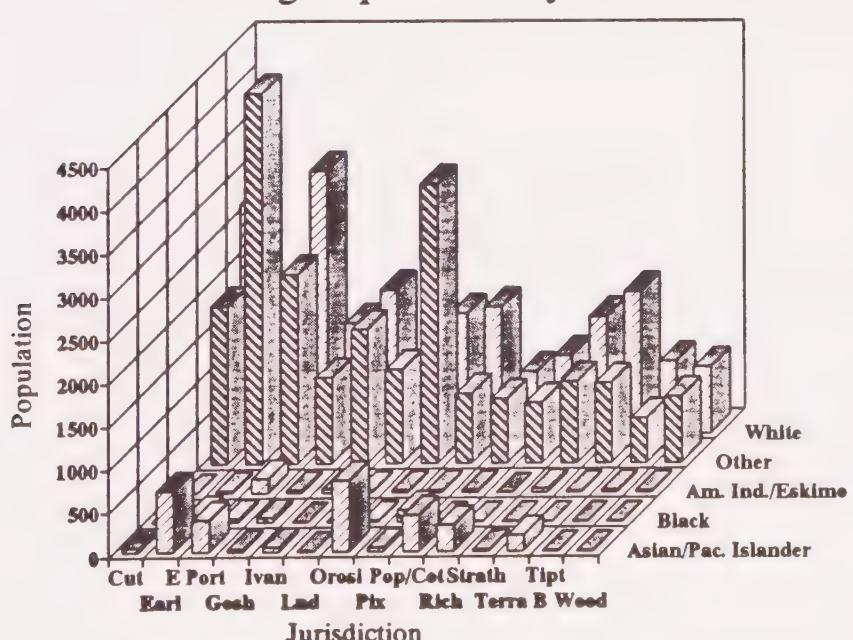


EXHIBIT II-8

Existing Population by Ethnicity, 1990

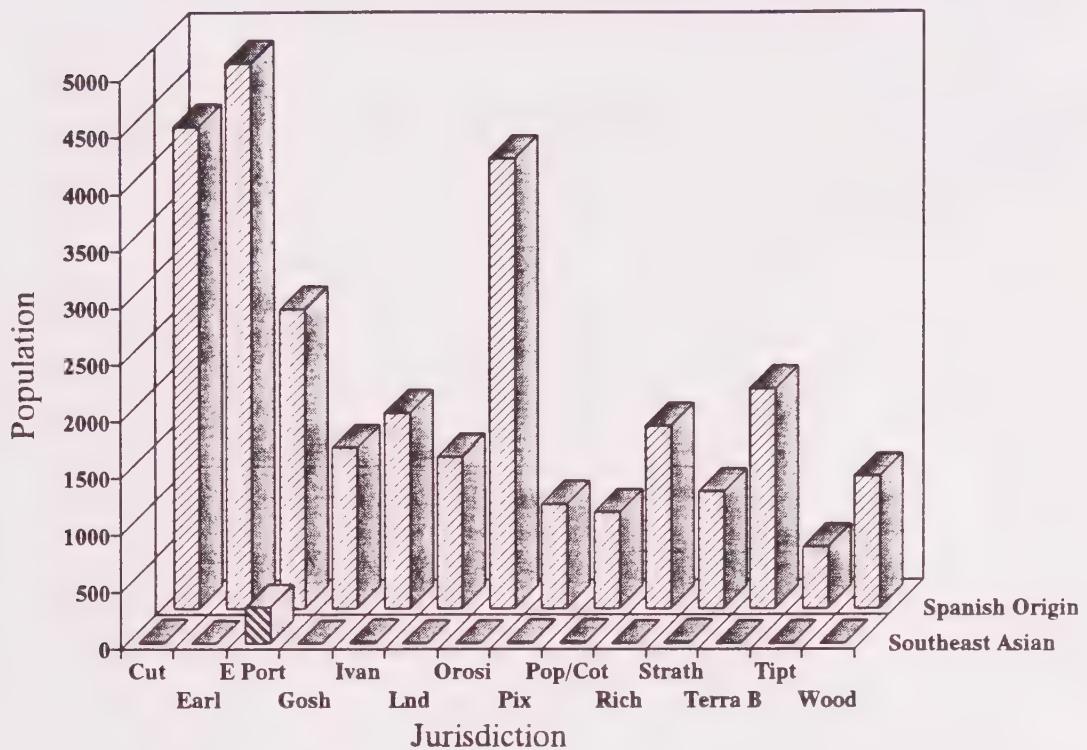


TABLE II-6

HOUSEHOLD POPULATION						
Total Population and Population 65 Years Old and Over						
Family/Nonfamily Households						
Tulare County and Unincorporated Area, 1990						
	All Households		In Family Households		In Nonfamily Households	
Jurisdiction	Total	65 +	Total	65 +	Total	65 +
Tulare County	305,814	33,788	269,912	23,572	35,902	10,216
Unincorporated	130,866	13,346	117,432	9,612	13,434	3,734

Source: 1990 U.S. Census, STF 1A

EXHIBIT II-9

Household Population, 1990

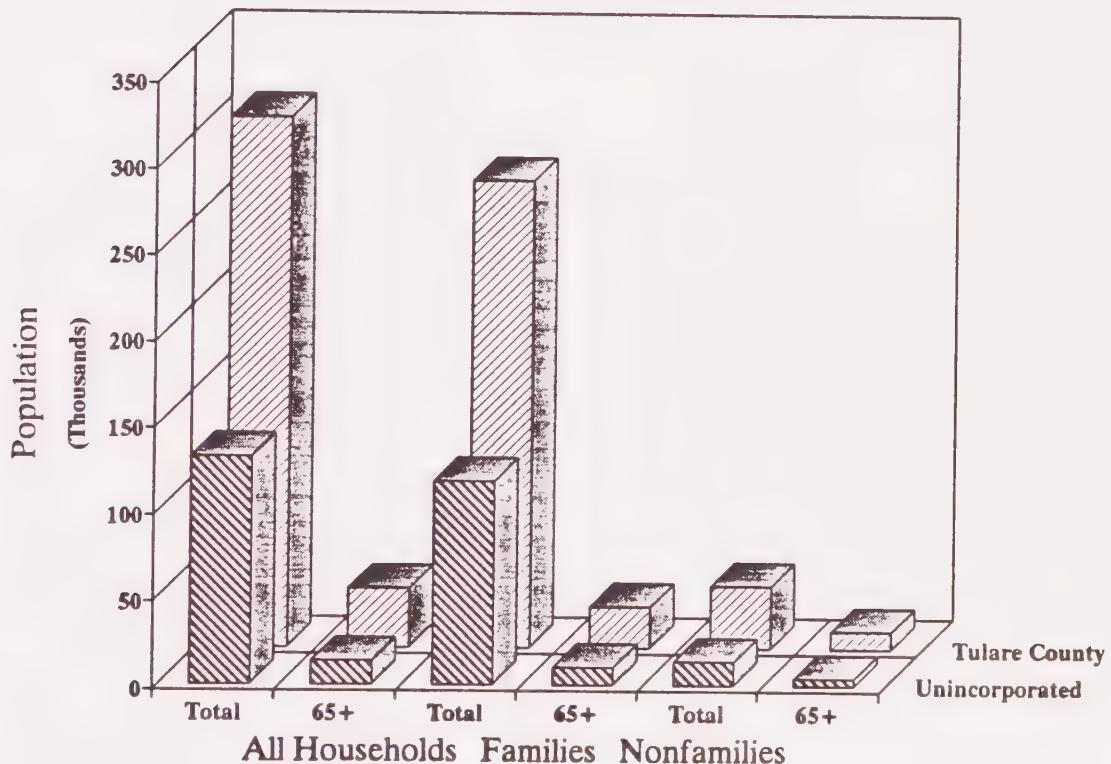


TABLE II-7

ELDERLY HOUSEHOLDS Tulare County and Unincorporated Area, 1990				
	Age 60+		Age 65+	
	# of Households	% of Total Households	# of Households	% of Total Households
Tulare County	30,623	31.3%	24,105	24.6%
Unincorporated Area	12,656	32.3%	9,974	25.4%

EXHIBIT II-10
ELDERLY HOUSEHOLDS
TULARE COUNTY AND UNINCORP. AREA, 1990

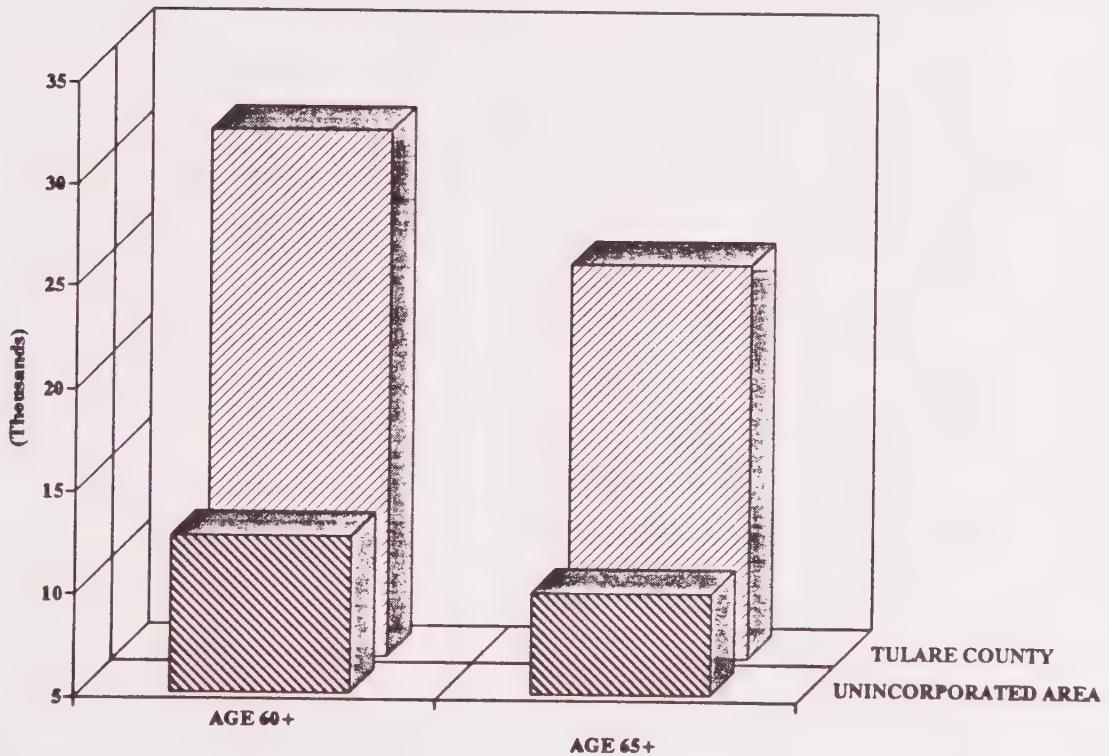
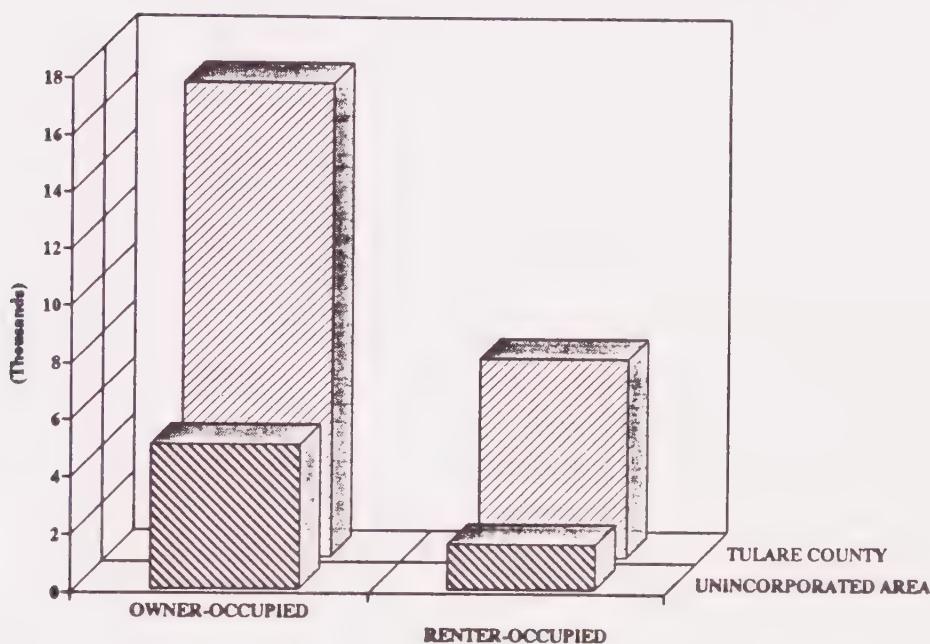


TABLE II-8

ELDERLY HOUSEHOLDS BY TENURE, AGE 65+				
Tulare County and Unincorporated Area, 1990				
	Owner-Occupied		Renter-Occupied	
	Total	%	Total	%
Tulare County	16,609	76.9%	4,997	23.1%
Unincorporated Area	6,972	82.0%	1,535	18.0%

EXHIBIT II-11

ELDERLY HOUSEHOLDS BY TENURE, AGE 65+
TULARE COUNTY AND UNINCORP. AREA, 1990



Referencing the table it appears that there is a higher percentage of owner-occupied elderly in the unincorporated area versus the County as a whole. The reverse is true for renter occupied housing.

Handicapped Households

Households comprised of one or more members who are physically handicapped are given special consideration among the several groups which constitute the housing problem. Although handicapped persons may have housing needs in common with others (i.e., they may be living in substandard or overcrowded housing units, or they may be included among senior citizens or minorities), they have unique housing needs which are not shared by others. They need, but may not be able to afford, special facilities, apparatus or access routes necessary for them to function on their own, instead of being cared for by government agencies.

In looking for a housing unit that can accommodate special facilities, handicapped individuals are usually disappointed. Most units have doors that are too narrow for wheelchairs, lack structural bracing for handrails, or be so designed as to preclude the installation of access ramps. Handicapped individuals may find that electrical switches and outlets are inconveniently located, showers are too small, and counters are too high. They may also discover that the conversion of the conventionally designed housing unit to one that can accommodate the needs of the handicapped is beyond their financial capabilities.

According to the 1990 U.S. Census, of the 18,127 individuals 16 to 64 years of age in Tulare County with a work disability and with or without a mobility or self-care limitation, 7,966 reside in the unincorporated area. Approximately 5,918 individuals without a work disability had a mobility or self-care limitation. 3,227 of these individuals reside in the unincorporated area (reference Table II-9).

Displaced Households

Households which are forced to move because public activities have preempted their housing are placed in circumstances that, although basically not different from any other household which is forced by other circumstances to go "house hunting," are unique because they were forced, through actions taken by local government, to look for other accommodations. If these displaced households are very low- to moderate-income households, they will probably experience great difficulty in locating suitable, affordable housing to replace that from which they were displaced. Fair prices from government for property of displaced homeowners are no guarantee that they will be able to purchase suitable, affordable housing elsewhere. Renters who are displaced by public activities may not be able to find suitable, affordable housing, either. Examples of governmental activities that can result in displacement of households include redevelopment projects, street widening or construction of new streets, code enforcement programs and flood control projects.

TABLE II-9

PERSONS WITH OR WITHOUT WORK DISABILITIES	
Tulare County and Unincorporated Area, 1990	
	PERSONS
WITH WORK DISABILITY (16 to 64 Years of Age)	
With a Mobility or Self-Care Limitation	17,675
No Mobility or Self-Care Limitation	452
NO WORK DISABILITY (16 to 64 Years of Age)	
With a Mobility or Self-Care Limitation	5,918
No Mobility or Self-Care Limitation	158,202
WITH WORK DISABILITY (65 + Years of Age)	
With a Mobility or Self-Care Limitation	11,963
No Mobility or Self-Care Limitation	484
NO WORK DISABILITY (65 + Years of Age)	
With a Mobility or Self-Care Limitation	1,162
No Mobility or Self-Care Limitation	18,393

Source: 1990 U.S. Census, STF 3A

Overcrowded Households

Another special need for affordable housing is that of those persons living in overcrowded conditions. An overcrowded household is defined by the Bureau of the Census as 1.01 or more persons per room. As long as the number of persons in a household does not exceed the number of rooms in the housing unit, no problem exists. Some housing units are overcrowded because the families occupying them are large (five or more persons). Other housing units may shelter smaller-sized families, but may be overcrowded due to a minimum number of rooms. Certain rooms should not be counted in the determination of whether or not a housing unit is overcrowded. These include bathrooms, foyers, utility rooms, unfinished attics or basements, etc.

Still another reason that a unit may be overcrowded is that it is sheltering more than one family. No statistics are available to indicate the extent of this type of problem.

Overcrowding has a direct relationship to whether or not a housing unit is suitable. A housing unit may be suitable in all other respects, but for the overcrowded household occupying it, the unit cannot be considered suitable.

Most of Tulare County's occupied housing units have fewer than one person per room. The 1990 Census shows slightly less than 13.7% of households living in overcrowded conditions Countywide. Although this is relatively larger than the 10 percent exhibited by the 1980 Census, because of the larger total number of households in 1990, the number of overcrowded households is close to 348 more countywide. Table II-10 and Exhibit II-12 contain information from the 1990 Census regarding overcrowded households in the unincorporated area.

According to the 1990 Census, 5,046 households were considered overcrowded in the unincorporated area. These comprised 13.7% of all households and a 27.6% increase over 1980 Census figures, which were 4,698 overcrowded households, representing 12.0% of all households.

Large Families

A large family household is one which consists of five or more family members. Large families often experience special problems with regard to housing. Because of family size and a small supply of large homes for rent, these families are the most likely to live in overcrowded conditions. They are also overrepresented in the lower income categories. In addition, families with large numbers of children are likely to experience discrimination when attempting to rent a house or apartment. Table II-11 and Exhibit II-13 identify the number of large families for the unincorporated area and for Tulare County. As indicated, the unincorporated area has a higher percentage of large families than for the County as a whole.

TABLE II-10

PERSONS PER ROOM		
Unincorporated Area, 1990		
	Total Households	Renter Households
1.00 or less	31,776	9,591
1.01 to 1.50	1,941	3,371
1.51 or more	3,105	1,334
Total Overcrowded	5,046	4,705

Source: 1990 Census, STF 1A

EXHIBIT II-12

**Tulare County Unincorporated
Persons per Room, 1990**

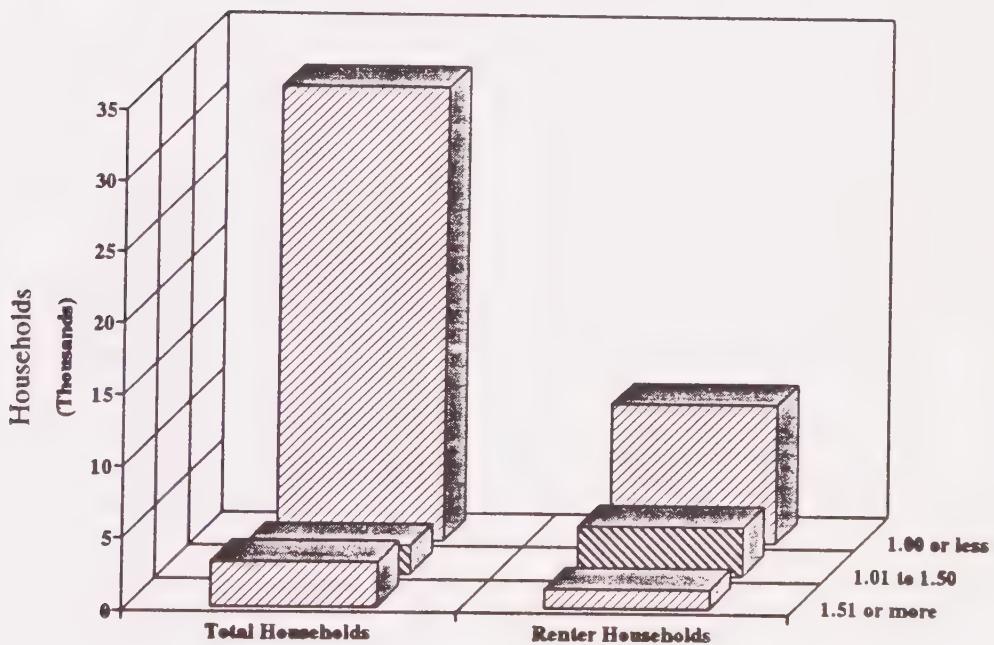
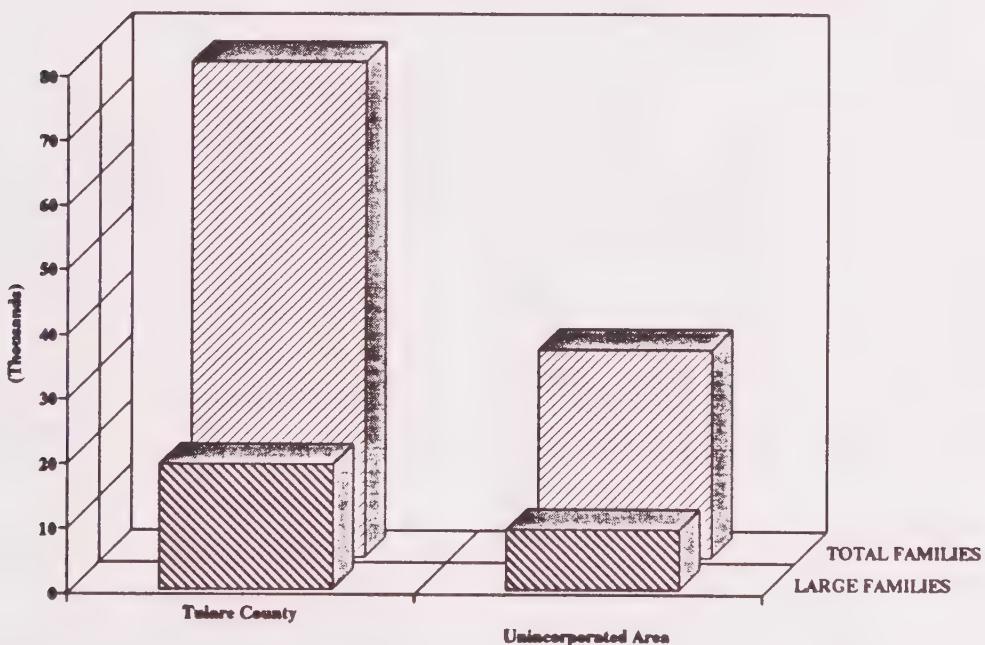


TABLE II-11

LARGE FAMILIES			
Tulare County and Unincorporated Area, 1990			
	Total Families	Large Families	% of Total Families
Tulare County	76,529	19,041	24.9%
Unincorporated Area	32,157	9,185	28.6%

Source: 1990 U.S. Census

EXHIBIT II-13
**LARGE FAMILIES,
TULARE COUNTY AND UNINCORPORATED AREA**



Single Heads of Household

Table II-12 and Exhibit II-14 contain information regarding the number of households with single heads, according to the 1990 Census. These households are more likely to fall within the lower income groups and to experience discrimination in obtaining rental housing. Discrimination on the basis of sex or marital status in securing mortgages has largely been eliminated due to enactment of legislation to prohibit this practice.

Farmworkers

The State Department of Employment Development (EDD) annually estimates the total agricultural employment in 42 of the State's counties. Tulare County is one of the 42, reflecting in part the historical predominance of the agriculture industry in the County.

EDD estimates that there were approximately 35,594 workers employed in agriculture in the County in 1991. This includes farmers and members of their families who were unpaid, regular and seasonal hired domestic workers, and agricultural workers brought to California under contract from outside the United States. This last category of workers has contained no workers in Tulare County since 1964, three years before termination of the bracero program by then-Governor Ronald Reagan in 1967.

In Tulare County, the 1990 level of agricultural employment was about 13% higher than the 1982 level, which was the last year estimated as a part of the 1983 Regional Housing Needs Determination Study.

Farmers and Unpaid Family

The number of farmers and unpaid family workers in 1990 was estimated by EDD to be 6,000. This was 34% lower than the number in this category in 1950, the year of highest employment of farmers and unpaid family.

Regular and Seasonal Hired and Domestic Workers

The total number of workers in the County in this category in 1990 was estimated at 22,196.

Background on Farmworker Housing Needs

For purposes of this report, farmworkers are defined as regular and seasonal hired domestic workers. Complete data on the specific housing needs of farmworkers is not available from the 1980 Census, and the surveys done by EDD do not cover all farmworkers. In 1976, farmworker families were estimated to have an annual average income of less than \$6,000 statewide. As is the case for most low-income households, the housing needs of farmworkers far exceeds the government's ability to provide assistance. The Farmers Home Administration (FmHA) is the most important provider of permanent housing for farmworkers, but FmHA assistance suffers from its own income qualifying standards and a shortage of staff and funds.

TABLE II-12

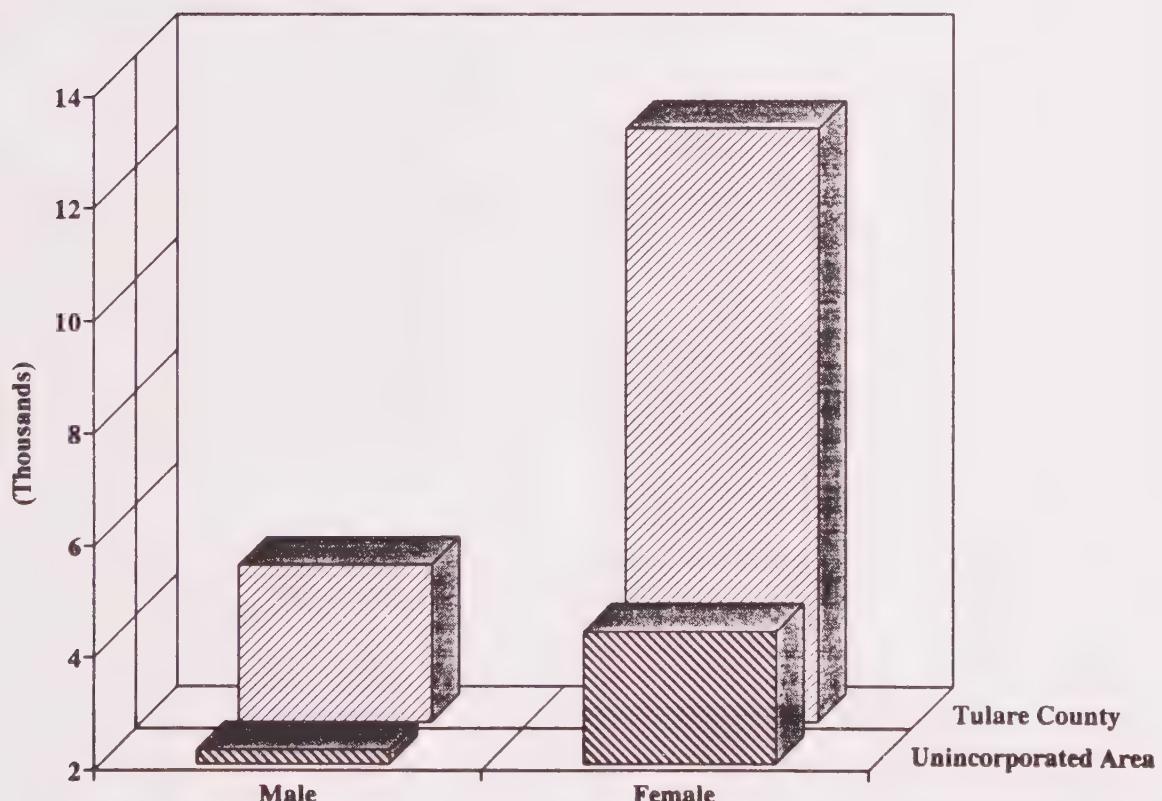
HOUSEHOLDS BY TYPE AND BY SEX OF HOUSEHOLDER								
Tulare County Unincorporated Area, 1990								
Jurisdiction	HOUSEHOLDS							
	Total	Total	Married Couple	FAMILIES				
				Other Family				
	Total	Total	Married Couple	Total	Male, no wife*	Female, no husband*		
Tulare County	97,861	76,529	59,184	17,345	4,791	12,554		
Unincorporated	39,208	32,157	25,698	6,566	2,233	4,333		
Jurisdiction	NONFAMILIES							
	One Person			2 + Persons				
	Total	Total	Male	Female	Total	Male	Female	
	Tulare County	21,332	17,689	6,542	11,147	3,643	2,358	1,285
Unincorporated	7,051	5,762	2,570	3,192	1,289	921	368	

Source: 1990 U.S. Census, STF 1A

** Families with related children under 18 years of age*

EXHIBIT II-14

**MALE AND FEMALE HEADS OF HOUSEHOLD
TULARE COUNTY AND UNINCORPORATED AREA**



Other providers of farmworker housing are the State Department of Housing and Community Development and the Office of Migrant Services of EDD (which operated migrant centers throughout the State).

Because farmworkers are of low income and their employment status is frequently tenuous, they are often unable to compete for housing on the open market. In addition, because many share a culture and a language that is different from the communities in which they work, they often experience discrimination in the housing market.

Even among the broader farmworker population, there are different groups, each with its own housing problems. Regular or year-round farmworkers are defined by EDD as those working 150 or more days for the same employer. Regular farmworkers comprise about 25% of the County's farmworker population. Their incomes are usually higher than seasonal workers (who work less than 150 days annually for the same employer), although most are unable to obtain affordable ownership or standard rental housing.

Seasonal and migrant seasonal workers represent about three quarters of the County's farmworker population. Seasonal workers are usually local residents who depend heavily on finding employment in the agriculture industry to support their families. Migrant seasonal workers are those who travel more than 50 miles across County lines to obtain agricultural employment. The housing needs of the latter category are most severe because of constant travel. These workers often take what is available in terms of housing, which includes living in substandard, overcrowded conditions.

A 1975 study by Self-Help Enterprises, Inc. (Self-Help) found that statewide trends and projections indicated a stabilization of the agricultural work force, a forecast that has proven to be accurate. Another of the study's conclusions was a projection that seasonal farmworker employment would decline as a result of the increased demand for year-round workers. This conclusion runs contrary to what has happened in Tulare County (and certain other agricultural counties). In 1964, the first year in which EDD reported seasonal workers separately from other domestic farmworkers, seasonal workers comprised about 66% of the domestic farmworker labor force. By 1970, this percentage had grown to 69%, to 74% in 1982, and to 75% in 1990. Seasonal workers in 1989 numbered 29,594.

The 1991 Tulare County Regional Housing Needs Plan identified farmworker housing needs between years 1990 and 1997 for each jurisdiction in Tulare County. The Plan focused on year-round housing occupancy needs since it was assumed that seasonal or seasonally migrant workers will continue to be housed in nonyear-round units. For planning purposes, this means that no net increase in seasonal or seasonally migrant housing was calculated. Table II-13 and Exhibit II-15 provide the estimated distribution of farmworker housing need for Tulare County, each of

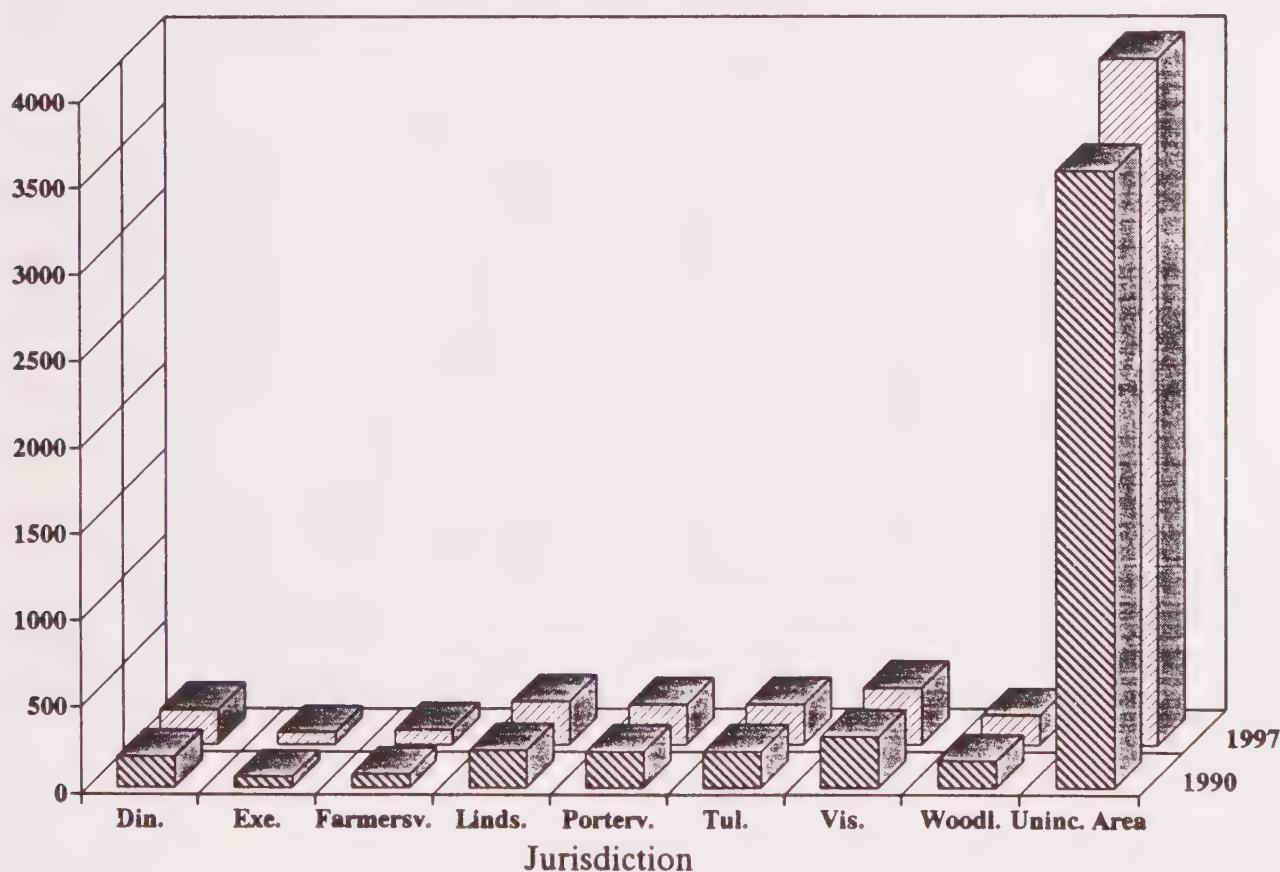
TABLE II-13

Jurisdiction	Employed in Farming & Fishing, 1980	Fraction of Total County	Estimated Farmworker Households				Additional Housing Need	
			1990		1997			
			Regular	Migrant	Regular	Migrant		
Dinuba	677	3.60%	178	533	198	593	20	
Exeter	221	1.20%	59	178	66	198	7	
Farmersville	287	1.50%	74	222	82	247	8	
Lindsay	832	4.40%	217	651	242	725	25	
Porterville	792	4.20%	207	621	231	692	24	
Tulare	789	4.20%	207	621	231	692	24	
Visalia	1,103	5.90%	291	873	324	972	33	
Woodlake	577	0.30%	148	444	165	494	17	
Unincorporated Area	13,540	72.00%	3552	10654	3956	11866	404	
Total County	18,824	100.00%	4933	14797	5494	16481	561	

Source: Regional Housing Needs Plan, 1991

EXHIBIT II-15

Estimated Farmworker Housing Need



the cities, and the unincorporated area.

Southeast Asian Refugees

1990 Census data for the County of Tulare indicates a substantial increase in the number of persons of Southeast Asian origin. Local social service agencies can substantiate that the number of refugees in the local area has increased significantly since the 1980 Census, swelling from an estimated 105 in 1980, to 5,189 in 1990.

The 1990 Census data indicated that 5,189 Southeast Asians resided in Tulare County in 1990. Of these, about 1,874 are Hmong, 3,033 Lowland Lao, 64 Cambodians, 164 are Vietnamese, and 54 are Thai. According to the 1990 U.S. Census, 85.5 percent or 4,436 live within the incorporated cities of Tulare County. In contrast, only 14.5 percent of the Southeast Asian population or 753 persons lived in the unincorporated area (reference Table II-14 and Exhibit II-16). According to the Tulare County Department of Social Services, the average Southeast Asian family is made up of five (5) or six (6) persons and many have eight (8) or more persons.

Virtually all of the refugees fall into the lower income category and probably are in need of housing assistance. It is staff's understanding that the group is ineligible for single family home ownership housing programs because of their alien and refugee status and because of their secondary relocation into Tulare County. In the short-term, they are being assisted through the HUD Section 8 rental assistance program, but it is anticipated that the County will need to evaluate the need and program potential for assisting this special population group at some time in the future.

Households with Emergency Needs

Demographics of the homeless population document proof that those without shelter represent a broad cross-section of the American society--the young and old, single people and families, the disabled (mentally and physically) and the able-bodied. In the 1950s and 1960s the majority of homeless persons were typical "skid row" residents, i.e., male, white, addicted to alcohol or drugs. Beginning in the early 1970s and accelerating by the end of the decade, the homeless population began to diversify. Perhaps the most visible change in the homeless population in the last decade was a drastic increase in the number of women, children, and young men. A widely reported estimate of the average age of a homeless person is thirty-four (34) years. (Source: Adapted from Nora Richter Greer, "Homelessness: Demographics, Causes, and Cures in a Nutshell," Urban Land, 1986).

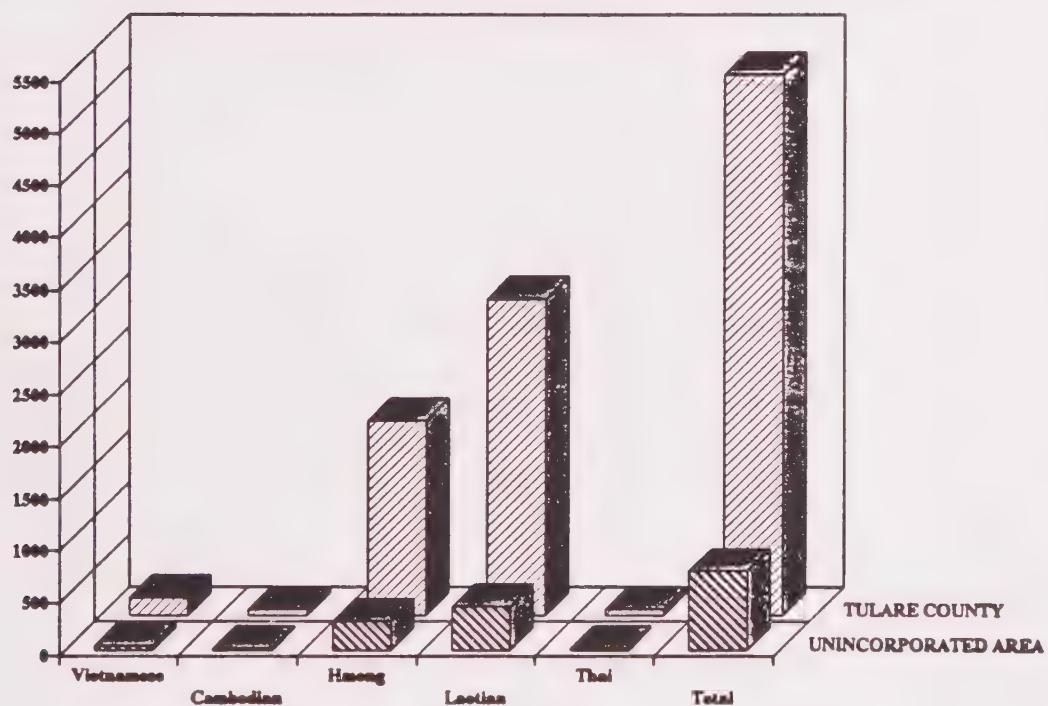
Besides being diverse demographically, the homeless population varies significantly in the duration of homelessness: the chronic, who are homeless for more than thirty (30) continuous days (most chronic homeless persons have been in that state for months or years); the episodic, who tend to alternate for varying periods of time between being and not being domiciled; and the situational, for whom homelessness is the temporary result of an acute life crisis.

TABLE II-14

SOUTHEAST ASIAN POPULATION Tulare County Unincorporated Area, 1990		
	Tulare County	Unincorporated Area
Vietnamese	164	38
Cambodian	64	13
Hmong	1,874	274
Laotian	3,033	411
Thai	54	17
Total	5,189	753

Source: 1990 U.S. Census

EXHIBIT II-16
SOUTHEAST ASIAN POPULATION
TULARE COUNTY AND UNINCORP. AREA, 1990



The following is a brief inventory of emergency and transitional shelter services currently available in Tulare County. It should be understood that emergency housing is housing or shelter which exists for the use of individuals and families in the community who, in addition to lacking adequate financial resources, are without shelter due to a crisis from a legal, personal or natural disaster. This type of housing is intended as temporary refuge until a permanent solution can be developed. Therefore, emergency housing does not include seasonal employees such as migrant farm workers who traditionally follow their jobs to various locations.

According to the Tulare County Department of Social Services, the estimated number of homeless persons served with some sort of assistance through the County's Homeless Assistance Program was approximately 2,300 persons between July 1, 1990 and June 30, 1991. The total cost of this program during Fiscal Year 1990/91 was \$1.23 million. The 1991/92 allocation is \$1.39 million. The estimate is based on individuals who receive emergency care and should not be confused with the number of total bed nights that are provided by homeless facilities.

It should be noted that some of the distinctions regarding the homeless population may be arbitrary since an unknown percentage of the homeless may fit into one or more categories. Further, some homeless persons do not receive assistance from any homeless facilities or service providers. An exact count on the number of homeless persons is not important; what is important is a recognition that their number is growing.

BATTERED WOMEN'S SHELTER

This agency, primarily funded by the Tulare County Social Services Department, provides an estimated 5,500 bed nights per year for women and children only. It is estimated that these bed nights are provided for 375-400 individuals in a given year.

CATHOLIC SOCIAL SERVICES

Catholic Social Services is currently in the process of opening three modular housing projects that will house thirty-six (36) families. They normally serve 200 meals/day (500 meals/day during the colder months).

COMMUNITY SERVICES & EMPLOYMENT TRAINING (CSET)

CSET receives funding for homeless persons from the following programs/agencies: The Stuart B. McKinney Homeless Assistance Act, the Department of Housing & Community Development (HCD), and United Way. A total of \$138,000 was raised to provide emergency relief for homeless persons in the following areas: motel rooms, first month's rent, mortgage payments, prevention of eviction payments, freeze relief for farmworkers, and 582 bed nights for adults and children. Rural community services are available in Earlimart, Lindsay, Porterville, Tulare and Woodlake.

PROTEUS SERVICE & EMPLOYMENT

Operating in Tulare County, Proteus Agency receives the following assistance for housing: CDBG which funds provide rent subsidies to nine (9) households or twenty-five (25) people and provides temporary shelter vouchers for three (3) people; the Stuart B. McKinney Homeless Assistance Act which provides rent subsidies to thirty-six (36) households; and freeze relief from the United Way which has raised \$28,500 to be allocated primarily for housing assistance.

TULARE COUNTY DEPARTMENT OF PUBLIC SOCIAL SERVICES

The Tulare County Department of Public Social Services indicates that 197 families per month in Tulare County are registered as homeless.

THE VISALIA EMERGENCY AID COUNCIL

This agency provides emergency shelter for homeless persons in motel rooms for one to three (1-3) nights, depending on the severity of the case. It is estimated that this service is provided to twelve to fifteen (12-15) adults and children per month.

VISALIA RESCUE MISSION

This privately funded, non-profit organization for single men can only house up to fifty-five (55) persons at a time. In 1990, 487 individuals were served and an estimation for 1991 is 554 individuals served.

OTHER EMERGENCY AND TRANSITIONAL SHELTER FACILITIES/PROGRAMS

Other service providers include: Dove Ranch, Lindsay-Strathmore Coordinating Council, Open Gate Ministries, Porterville Mission Project, Proteus Training and Employment, Inc., Saint Vincent De Paul, Tulare Emergency Aid, and Tulare Emergency Housing.

Employment

Employment information supplied by the California Employment Development Department is available for Tulare County as a whole. Tulare County has one of the highest rates of unemployment in the nation, due in large part to the seasonal nature of agricultural employment. 1990 U.S. Census figures reveal an unemployment rate of 11% for Tulare County. Employment figures released by EDD for March, 1992 indicated an unemployment rate in Tulare County of 18.7 percent. It should be noted that this figure is representative of the "peak" unemployment season in the San Joaquin Valley due to the large number of unemployed seasonal farmworkers.

Agriculture continues to be the dominant industry in Tulare County with \$1.86 billion in crops produced in 1991. Agricultural employment accounts for an estimated 18.7% of all wage and

salary employment, up 18.1% since 1980. Government is the second largest employer with 17.1% of the total, up 20.6% between 1980 and 1990. Services (13.7%) and Retail (14.9%) rank third and fourth, respectively. Major growth is expected to continue in the fields of agribusiness and services industries in future years.

As mentioned previously, the County and cities have recently undertaken a major effort to promote Tulare County as a location for new and expanded industry. Targeted industries include recreation and tourism, computer products and software, electronics, apparel, insurance, agricultural equipment, food processing, transportation and commercial retail establishments. The historical balance between housing and jobs in the region is not expected to be disrupted by this effort. Table II-15 and Exhibit II-17 provide more detailed information on employment in Tulare County.

Income Levels

The median household income for the Tulare County unincorporated area increased from \$6,701 in the 1970 Census to \$13,817 in the 1980 Census, for a 106% increase. Between 1980 and 1990, the median income rose to \$23,489 for a 66.0% increase. The median income for the entire County increased from \$6,692 to \$14,153 between 1970 and 1980. Between 1980 and 1990, the median income for the County rose to \$24,450.

Tables II-16 and II-17 and Exhibit II-18 present dollar thresholds for four income group categories specified by the Housing Element Guidelines. These tables also include information on the number of households in each income category for the unincorporated area for the County as a whole, based upon 1980 Census data.

Tables II-18, II-19 and II-20 contain information from the 1980 and 1990 U.S. Census and other sources regarding median household income for selected unincorporated communities, and poverty status for Tulare County and the unincorporated area and the unincorporated communities.

Comparison of Housing Costs and Income

In 1980, the countywide median percentage of income spent on housing costs by specified owner-occupied housing units was 18.05%. The countywide median percentage of income spent on housing costs by renters was much higher, 29.8%. Close to 68% of specified owners were spending less than 25% of their income for housing, while only 37% of renters were spending less than 25% of their income for housing countywide. These percentages are both down from 1980 Census results indicating that a higher number of owner and renter households in 1990 were spending more than 25% of their income for housing than in 1980.

TABLE II-15

CIVILIAN LABOR FORCE AND EMPLOYMENT BY INDUSTRY			
Tulare County, 1980 and 1990			
	1980	1990	% Change
Civilian Labor Force	103,825	133,458	28.5%
Employed	94,897	118,964	25.4%
Unemployed	8,928	14,252	59.6%
Unemployment Rate	9.0%	10.7%	18.9%
Wage and Salary Employment *1	94,028	106,771	13.6%
Agricultural Employment	18,824	22,233	18.1%
Nonagricultural Employment	76,109	110,502	45.2%
Mining	N/A	210	N/A
Construction	5,513	6,274	13.8%
Manufacturing	12,764	13,771	7.9%
Nondurable	6,280	8,239	31.2%
Durable	6,486	5,532	-14.7%
Trans. and Public Utilities	5,613	6,463	15.1%
Wholesale Trade	4,248	6,462	52.1%
Retail Trade	14,842	17,688	19.2%
Fin. Ins. and Real Estate	3,708	5,250	41.6%
Services	10,136	15,631	54.2%
Health Services	7,701	8,367	8.6%
Educational Services	8,367	11,106	32.7%
Government	16,879	20,356	20.6%
Local	10,934	12,736	16.5%
State	4,283	5,542	29.4%
Federal	1,662	2,078	25.0%

*1 Wage and salary employment includes the self-employed and unpaid family workers

Source: 1980 and 1990 U.S. Census, STF3A

EXHIBIT II-17

Employment by Industry
Tulare County, 1990

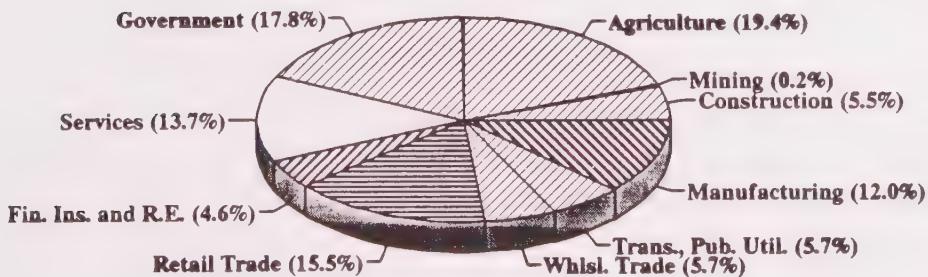


TABLE II-16

INCOME RANGES BY INCOME GROUPS		
Tulare County Unincorporated Area, 1989		
Income Group	Percent of Median	Income Ranges
Above Moderate	120 or higher	\$28,167 or more
Moderate	80 - 120	\$18,791 - \$28,166
Low	50 - 79.99	\$ 11,745 - \$18,790
Very Low	0 - 49.99	\$ 0 - \$11,744

Source: 1990 U.S. Census

TABLE II-17

HOUSEHOLDS BY INCOME GROUP		
Tulare County Unincorporated Area, 1990		
Income Group	Number	Percent
Above Moderate	13,924	34
Moderate	8,067	20
Low	8,373	21
Very Low	10,365	25
Total Households	37,998	100.00

Source: 1991 Tulare County Housing Needs Plan

EXHIBIT II-18
Households by Income Group
Tulare County Unincorporated

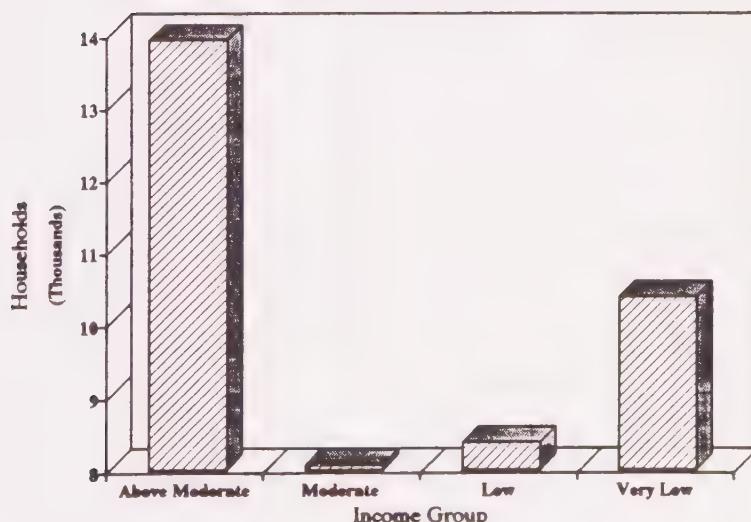


TABLE II-18

MEDIAN HOUSEHOLD INCOME		
Census Designated Places (Unincorporated Communities) In Tulare County, 1980 and 1990		
Census Designated Place	1980 Household Income	1990 Household Income
Cutler	\$10,890	\$17,989
Earlimart	\$9,727	\$16,593
East Porterville	\$10,336	\$19,677
Goshen	\$11,849	\$19,462
Ivanhoe	\$12,043	\$18,182
London	\$9,036	\$11,728
Orosi	\$11,106	\$19,771
Pixley	\$12,500	\$15,123
Poplar-Cotton Center	\$9,375	\$16,855
Richgrove	\$12,115	\$18,144
Strathmore	\$11,867	\$19,514
Terra Bella	\$12,448	\$19,063
Tipton	\$10,583	\$18,827
Woodville	\$11,205	\$17,207

Source: 1980 and 1990 U.S. Census, STF 3A, Tulare County Planning and Development Department

TABLE II-19

POPULATION BELOW POVERTY LEVEL
Tulare County Jurisdictions, 1990

Jurisdiction	Sample Estimate of Total Population		Sample Estimate of Population Below Poverty Level		Population Below Poverty Level as a % of Sample Estimate of Total Population	
	1980	1990	1980	1990	1980	1990
Tulare County	240,686	311,921	39,595	69,125	17%	22%
Unincorporated	120,067	133,106	21,522	31,320	18%	24%
Cutler	3,149	4,450	799	1,670	25%	38%
Earlimart	4,423	5,924	1,641	2,311	37%	39%
East Porterville	5,163	5,790	1,318	1,829	26%	32%
Goshen	1,884	2,377	468	615	25%	26%
Ivanhoe	2,676	3,293	530	995	20%	30%
London	1,292	1,704	542	1,099	42%	64%
Orosi	4,076	5,486	922	1,714	23%	31%
Pixley	2,475	2,359	456	704	18%	30%
Poplar-Cotton Center	1,228	1,804	386	531	31%	29%
Richgrove	1,279	2,051	240	664	19%	32%
Strathmore	1,954	2,458	430	689	22%	28%
Terra Bella	1,838	2,697	359	883	20%	33%
Tipton	1,127	1,405	252	491	22%	35%
Woodville	1,552	1,535	345	400	22%	26%

Source: 1980 and 1990 U.S. Census, STF 3A, Tulare County Planning and Development Department

TABLE II-20

FAMILIES BELOW POVERTY LEVEL
Tulare County Jurisdictions, 1990

Jurisdiction	100% Count of Total Families *1	Sample Estimate of Total Families *1	Sample Estimate of Families Below Poverty Level *2	Families Below Poverty Level as a % of Sample Estimate	Estimate Number of Families Below Poverty Level*2
Tulare County	76,529	77,542	15,201	19.6%	15,000
Unincorporated	32,157	32,750	6,541	19.9%	6,399
Cutler	807	897	262	29.2%	236
Earlimart	1,230	1,252	447	35.7%	439
East Porterville	1,326	1,390	368	26.5%	351
Goshen	442	452	123	27.2%	120
Ivanhoe	764	786	225	28.6%	219
London	316	339	193	56.9%	180
Orosi	1,117	1,206	235	19.5%	230
Pixley	629	596	177	29.7%	187
Poplar-Cotton Center	402	357	118	33.1%	133
Richgrove	373	386	72	18.7%	70
Strathmore	576	637	156	24.5%	141
Terra Bella	579	589	175	29.7%	172
Tipton	330	321	84	26.2%	86
Woodville	342	346	95	27.5%	94

Sources: *1 1990 U.S. Census, STF 1A, STF 3A, Tulare County Planning and Development Department

*2 Tulare County Planning and Development Department

The 1977 Housing Element Guidelines define "market-rate households" as those households which have the financial capability to meet their housing needs without sacrificing other essential needs. Accordingly, those households which do not have that financial capability are defined as "non-market-rate households." For purposes of this Housing Element, lower income households (earning 80% of median income or less) which spend more than 25% of their gross income on housing are classified as nonmarket-rate households. Those which spend 25 percent or less of their gross income on housing, including moderate and above-moderate income households, are classified as market-rate households.

The 1990 Census reported data for percent of household income spent on housing costs by income level. This basic data was used to estimate the number of lower-income households in the market-rate and nonmarket-rate categories, and to project those figures through 1997, as shown in Tables II-21 and II-22.

Housing costs depend upon many variables, including the type, size, value and/or location of the housing unit, the intended tenure of the unit (whether it is to be occupied by owners or renters), and the inclusion or exclusion of one or more utilities, services, property taxes and insurance and maintenance. The inclusion or exclusion of certain costs in the following tables conforms to the 1980 Census. Homeowner costs include monthly mortgage payments, annual real estate taxes, annual fire and hazard insurance premiums, and average monthly utility and fuel costs, but do not include repairs and maintenance expenses. Renter costs are based upon gross rent, which includes the monthly dollar rent paid and monthly utility costs.

The tables show that a majority of lower income households in the Tulare County unincorporated area would be classified as nonmarket-rate, because more than 25% of their gross income is paid for sound housing. However, to pay even as much as 25% of their income for housing, let alone more than 25%, means that these lower-income households must forego other essentials. Many have never lived in a sound housing unit. To find affordable shelter of any condition is a major task, and very few find it (unless they inherited it, or receive financial assistance).

Lower-income households normally have few options in terms of obtaining suitable housing. They may: 1) forego other essentials to live in an unaffordable unit (paying more than 25% of their income for it); 2) live in a less costly unit that is not sound; or 3) obtain financial assistance.

The general rule of not spending more than 25% of gross household income for housing is not applicable to every household. The financial obligations and varied lifestyles are more applicable than strict observance of general rules (i.e., a household expending more than 25% of its income for housing either as an investment, a hedge against inflation or both).

It would be impossible to ascertain the number of households which either are, or are not, paying more than they can afford for housing; therefore, data in this Housing Element on market-rate and nonmarket-rate households reflects the general rule of affordability.

TABLE II-21

		1990		1997		Net Changes 1990-1997	
		Number	Percent	Number	Percent	Number	Percent
Market-Rate Households		4,037	34.92%	2,850	28.73%	(1,187)	-29.40%
Nonmarket-Rate Households		7,524	65.08%	7,071	71.27%	(453)	-6.02%
Total Lower-Income Households		11,561	100.00%	9,921	100.00%	(1,640)	-14.19%

*Less or = to 80% of median income.

Source: 1990 U.S. Census, STF 3A, Tulare County Planning and Development Department, 1992

TABLE II-22

MARKET AND NONMARKET-RATE LOWER INCOME HOUSEHOLDS BY TENURE						
Tulare County Unincorporated Area, 1990 and 1997						
1990						
Income Group	Tenure	Total House-Holds	Market-Rate	Percent	Nonmarket-Rate	Percent
Low	Owner	2,376	1,425	59.97%	951	40.03%
	Renter	2,937	999	34.01%	1,938	65.99%
Very Low	Owner	2,657	1,213	45.65%	1,444	54.35%
	Renter	3,591	400	11.14%	3,191	88.86%

1997						
Income Group	Tenure	Total House-holds	Market-Rate	Percent	Nonmarket-Rate	Percent
Low	Owner	2,039	1,223	59.98%	816	40.02%
	Renter	2,520	858	34.05%	1,662	65.95%
Very Low	Owner	2,280	1,041	45.66%	1,239	54.34%
	Renter	3,082	343	11.13%	2,739	88.87%

Source: 1990 U.S. Census, STF 3A, Tulare County Planning and Development Department, 1992

Many people purchased housing when costs were lower than they are at this time. These householders are now able to remain in those housing units or use the money invested in a previous housing unit as a down payment on a new home, thereby reducing their monthly housing cost. Some people have paid off their mortgages, and, therefore, are free from financial obligation in terms of a house payment. However, for those trying to purchase their first home, the down payment and monthly payment can be overwhelming. Rents which rise faster than wages can have similar results, and the requirement for first and last months' rent and security deposit for most standard rental units can place them beyond the reach of most lower-income households.

Another way of comparing housing costs to income is to compare for-sale and for-rent housing costs to the income levels residing in the community. Information on household income levels and median income for the Tulare County unincorporated area was presented beginning on page II-27.

Census figures for median rental and owner costs do not, however, measure the suitability of the housing unit (i.e., housing condition, overcrowding, etc.) nor the cost of purchasing a dwelling unit in today's market. Housing cost and housing condition are discussed in greater detail in the sections which follow.

Housing Characteristics

This section contains general information on housing characteristics in the Tulare County unincorporated area, including housing types, housing condition, vacancy rates and housing costs.

Number and Type of Units

The housing inventory of the unincorporated area has exhibited an 8% increase between the 1980 and 1990 Censuses, for a total of 43,942 year-round housing units in 1990. Housing units by type and tenure for the Tulare County Unincorporated Area are provided in Table II-23. Table II-24 presents household population and persons per household by tenure and type of housing unit.

Between 1980 and 1990, renters increased from 31.7% of all households to 33.9%. From 1980 to date, the housing market has been victimized by a tight money supply and fluctuating interest rates, and many kinds of "creative financing" have been put forth to entice potential buyers, with varied success. As a result, the 1990 Census reflected an increase in existing renters, rather than a decline.

In 1990, 79% of all year-round housing units in Tulare County were single-family homes. An additional 15.5% of housing units were mobilehomes. Owner-occupied housing is even more predominantly comprised of single-family homes. The 1990 Census showed that approximately 85% of homeowner units were single-family homes and almost 14% were mobilehomes. Less than 1% of all homeowner units were in structures with two or more units.

While many people think of rental housing as units within multiple-unit structures, this perception is misleading in Tulare County, where 66% of renters lived in single-family detached housing units and another 17% lived in mobilehomes in 1990.

Continuous-Care Facilities

Of those nursing facilities that care for twenty or more persons, only one is presently within the unincorporated area (Porterville Urban Area). As senior citizens grow older, some will no longer be able to care for themselves. With the demise of the extended family, children, parents and grandparents as members of a single household, the care that older citizens require is not readily available from the younger generations. Thus, with an increasing senior citizen population, the need for nursing homes, convalescent homes and continuous-care facilities becomes more pronounced. Just how pronounced the need is, or will be, in the Tulare County unincorporated area is unknown, as data is unavailable.

Vacancy Rate

The vacancy rate is the proportion of sound vacant-available housing units to the sound total occupied and vacant-available units. Vacant-available units are either vacant for rent or vacant for sale. A desirable vacancy rate is one that balances the social and economic interests of a community, and can be based only on sound units. If the vacancy rate is too high, the owner of the rental unit may be forced to reduce rental rates to attract tenants, with the result that rental income is insufficient to cover maintenance, thereby adversely affecting the condition of the unit. If vacancy rates are too low, the price of housing is artificially and unnecessarily inflated, and housing choice diminishes.

TABLE II-23

HOUSING UNITS BY TYPE AND TENURE Tulare County Unincorporated Area, 1990					
Housing Type	Year-Round Housing Units				
	Occupied Units				Renter
	Total	Vacant	Total	Owner	
Single-Family:					
Detached	33,786	3,644	30,142	20,341	9,801
Attached	974	45	929	271	658
Duplex	451	32	419	34	385
3 or 4 Units in Structure	620	30	590	30	560
5 or More Units in Structure	760	58	702	25	677
Mobilehomes, Trailers, Misc.	6,807	852	5,955	3,410	2,545
Other	544	61	485	234	251
TOTAL UNITS	43,942	4,722	39,222	24,345	14,877

Source: 1990 U.S. Census, STF 1

TABLE II-24

HOUSEHOLD POPULATION AND PERSONS PER HOUSEHOLD BY TENURE AND TYPE OF HOUSING UNIT Unincorporated Area, 1990						
Housing Unit Type	Persons in Total Occupied Units	Persons Per Total Household	Persons in Owner- Occupied Units	Persons Per Owner Household	Persons in Renter- Occupied Units	Persons Per Renter Household
Single-Family, Detached	95,428	3.218	66,312	3.168	29,116	3.336
Single-Family, Attached	1,962	3.473	587	3.073	1,375	3.676
Duplex	1,597	3.175	542	3.246	1,055	3.140
3 or 4 Units in Structure	3,448	3.547	1,248	3.925	2,200	3.364
5 or More Units in Structure	8,514	3.258	2,589	3.652	5,925	3.112
Mobilehomes, Trailers, Etc.	8,485	2.629	5,885	2.537	2,600	2.863
TOTALS	119,434	3.182	77,163	3.132	42,271	3.276

Source: 1990 U.S. Census, STF 1

The 1991 Regional Housing Needs Plan prepared by TCAG has identified a regional vacancy goal of 7% for all housing. According to the 1990 U.S. Census, the vacancy rate for the Tulare County unincorporated area was 10.8 percent, compared to a vacancy rate of 12.6 percent as measured by the 1980 Census. Vacancy rates for the unincorporated communities for which 1990 Census data is available are shown in Table II-25 and Exhibit II-19.

Projected Housing Market Requirements

It is projected that 5,622 new housing units will be needed in the unincorporated area over the period 1990-1997, as outlined in Table II-26 and Exhibit II-20. These projections were prepared by TCAG as part of the Regional Housing Needs Plan, and are based upon the following factors:

1. Market Demand for Housing
2. Employment Opportunities
3. Availability of Suitable Sites and Public Facilities
4. Commuting Patterns
5. Type and Tenure of Housing
6. Housing Needs of Farmworkers
7. Need to Avoid Further Impaction of Localities with Relatively High Proportions of Lower Income Households

Estimates are provided in Table II-27 for additional new units needed within selected unincorporated communities (those for which Census data is available). It must be kept in mind that, due to the small size of these communities, it is extremely difficult to make accurate forecasts; rather, these figures should be regarded as general guidelines for future development.

Table II-28 contains the projected need for additional housing by income category for 1990, as contained in the Regional Housing Needs Plan prepared by TCAG.

Because AB 2853 requires each council of governments to determine regional housing needs, what is implied by a determination of household need by income category is movement toward the distribution of households by income category within the region. This movement-toward-the-regional-distribution presumption is, in effect, a goal to promote greater housing opportunities throughout the County. For the purposes of the Regional Housing Needs Plan the existing city percentages were averaged with the existing County and Regional percentages to determine the percentage to be applied to the projected housing need. This approach provides for a more equitable distribution of housing opportunities within the County.

TABLE II-25

Community	Total Occupied	HOUSING UNITS AND VACANCY RATES				Total Vacant	Total Units Available	Total Vac. Rate (%)
		For Sale	For Rent	Other Vacant				
Cutler	910	3	8	15	26	936	2.777%	
Earlimart	1,377	5	13	25	43	1,420	3.028%	
East Porterville	1,626	6	39	35	80	1,706	4.689%	
Goshen	597	8	6	8	14	619	2.261%	
Ivanhoe	943	1	13	14	28	971	2.883%	
London	395	1	14	8	23	418	5.502%	
Orosi	1,348	6	11	34	51	1,399	3.645%	
Pixley	776	3	12	25	40	816	4.901%	
Poplar-Cotton Center	474	0	11	10	21	495	4.242%	
Richgrove	414	1	12	19	32	446	7.174%	
Strathmore	721	4	19	8	31	752	4.122%	
Terra Bella	652	4	35	15	54	706	7.648%	
Tipton	412	7	3	6	16	428	3.738%	
Woodville	397	1	5	15	21	418	5.023%	

Source: 1990 U.S. Census, STF 1A

EXHIBIT II-19

Housing Units and Vacancy Rates, 1990

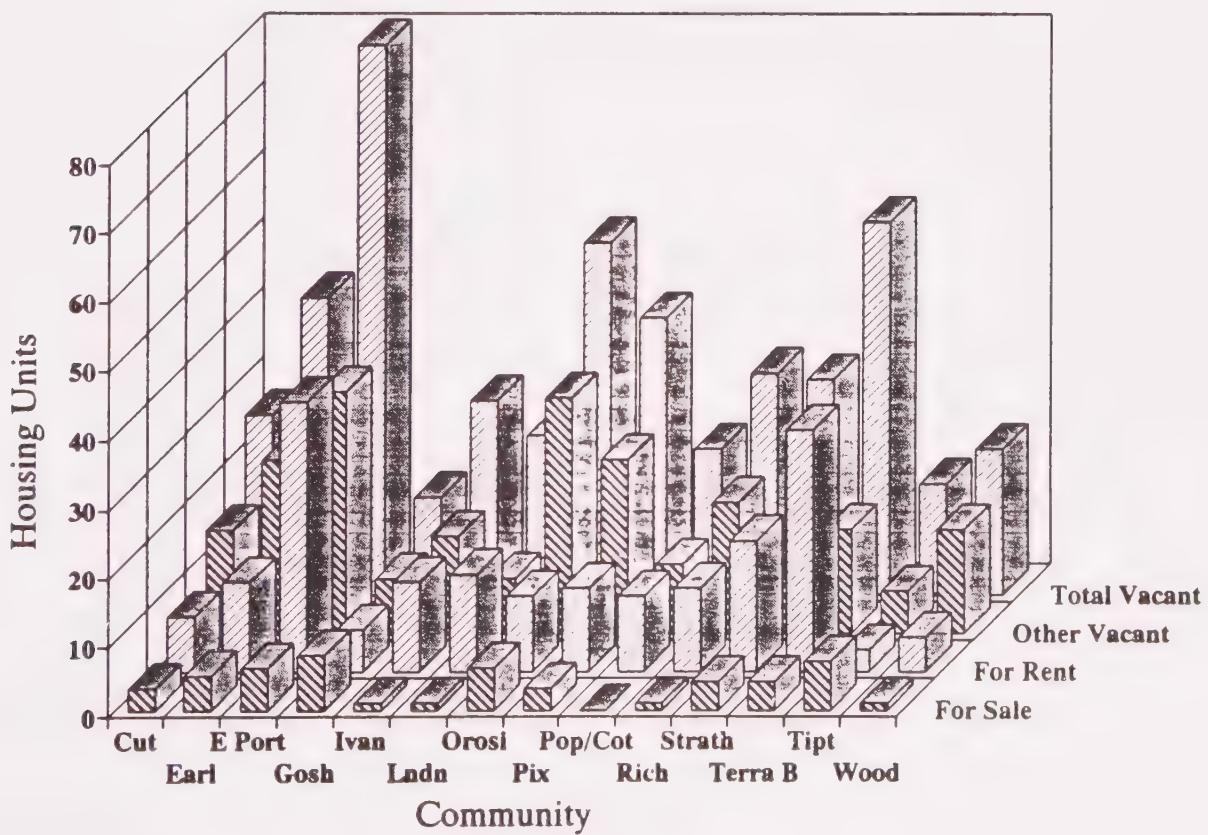
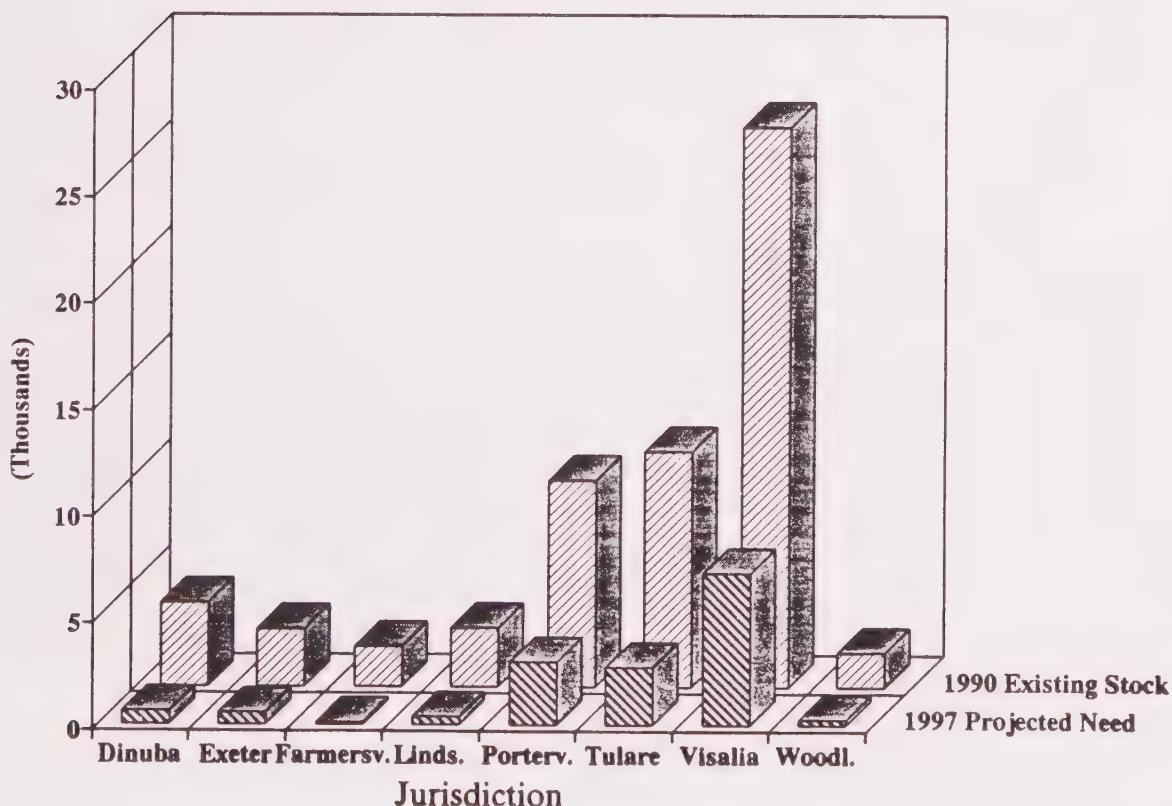


TABLE II-26

EXISTING AND PROJECTED HOUSING NEED Selected Unincorporated Communities, 1990-1997		
Jurisdiction	1990 Existing Housing Stock	1997 Projected Need for Additional Housing Units
Dinuba	3,911	627
Exeter	2,649	564
Farmersville	1,875	88
Lindsay	2,753	410
Porterville	9,621	2,979
Tulare	10,988	2,701
Visalia	26,204	7,090
Woodlake	1,610	283
Unincorporated Area	46,383	5,622
Total County	195,995	20,365

Source: Regional Housing Needs Plan, 1991

EXHIBIT II-20
 Existing and Projected Housing Need



*Tulare County Planning and Development Department
1992 Housing Element
Chapter II, Housing Needs*

TABLE II-27

DISTRIBUTION OF HOUSING NEED Selected Unincorporated Communities, 1990-1997			
Jurisdiction	1990 Existing Housing Stock	1997 Projected Number of Housing Units	Housing Unit Growth 1990-1997
Cutler/Orosi	2,335	2,948	613
Earlimart	1,420	1,770	350
East Porterville	1,706	1,987	281
Goshen	619	751	132
Ivanhoe	971	1,170	199
London	418	433	15
Pixley	816	1,052	236
Poplar-Cotton Center	495	513	18
Richgrove	446	568	122
Strathmore	752	906	154
Terra Bella	706	850	144
Tipton	428	534	106
Woodville	418	487	69

Source: 1990 U.S. Census, 1991 Regional Housing Needs Plan

TABLE II-28

Jurisdiction	PROJECTED HOUSING NEED BY INCOME CATEGORY			
	Very Low (50% of Median)	Low (51-80% of Median)	Moderate (81-120% of Median)	Above Moderate (over 120% of Median)
Dinuba	169	121	115	199
Exeter	163	103	98	179
Farmersville	26	22	18	18
Lindsay	110	83	79	122
Porterville	830	544	458	1029
Tulare	778	467	467	882
Visalia	1499	1090	1567	2657
Woodlake	106	54	52	60
Unincorporated Area	1404	1242	1067	1696
Total County	5085	3726	3921	6842

Source: 1991 Regional Housing Needs Plan

Housing Conditions

The 1980's were a decade of growth and improvement in Tulare County's housing. The total housing stock increased 2.9 percent, homeownership increased, the housing stock once again grew "younger", the number of homes with air conditioning increased, and the stock of housing lacking plumbing was substantially reduced. By most standards, the decade was a good one for housing in Tulare County.

Following the 1950 Census, at which time the median age of the County's housing stock was 15 years, housing grew "older" during the next forty years. By 1960, the median had risen to 18 years; and by 1970, to 20 years. By 1980 the median age of the housing stock decreased slightly to 17 years. The average age of housing stock is dependent upon several variables, including the amount of new construction, demolition and fire loss, as well as the number of relocated housing units to and from the County in relation to the existing housing stock. 1990 U.S. Census data is not currently available.

The percentage of housing units lacking complete plumbing facilities, which declined during the 1970's, from 2.0 percent in 1970 to 1.4 percent in 1980. The percentage of year-round units lacking one complete bathroom also declined, from 4.0% in 1970 to 2.2% in 1980. More than 84 percent of occupied housing units had one or more telephones available in 1980, whereas, in 1970, less than 84 percent were so equipped.

Definition of Terms

A standard housing unit is in relatively good condition; if there are any defects, they are few and of minor consequence. Substandard housing is divided into two classifications: minor and major rehabilitation, and demolition quality. A new house, through lack of maintenance, can become deteriorated in only a few years.

Deteriorated refers to housing units which exhibit either serious defects or many minor defects; however, it could be considered rehabbable. The deterioration of homes may be aggravated by inadequate original construction, which is why the enforcement of adequate, progressive building codes is so important. If the housing unit is owner-occupied by a nonmarket-rate household, finances are probably not available to perform needed maintenance. Over a period of time, the housing unit gradually becomes more deteriorated until it passes the point at which it would be economically feasible to rehabilitate. When this point is passed, the unit is considered dilapidated.

Dilapidated refers to housing units which exhibit either two or more separate extensive structural defects or such combinations of slight structural defects and minor defects that repair would be economically infeasible. Dilapidated housing is structurally unsafe and possibly dangerous. Some owners of rental units, who are financially able to either maintain or rehabilitate their units, are often not motivated to do so. Conversely, in those areas where a high vacancy rate

exists, some owners of rental units might not be able to afford to maintain or rehabilitate their units, though they might wish to do so.

Housing Condition Survey Results

The Tulare County Planning and Development Department conducted a housing condition survey of thirty-one unincorporated communities during the winter of 1992. The remaining unincorporated area has been estimated considering previous housing condition survey results and information provided by the 1990 Census. Further, the survey did not include those areas adjacent to the cities which were assumed to be annexed between 1992 and July 1, 1997.

The "1992 Housing Condition Survey of Unincorporated Communities" represents the sixth survey of housing conditions in Tulare County, specifically within thirty-one unincorporated communities. The basic data concerning numbers and percentages of standard, deteriorated, and dilapidated housing units are identified in Tables II-29 through II-32.

Of the communities surveyed, Three Rivers had the largest percentage (99.0%) of standard housing units (as a percentage of total units within the community), while Yettem had the lowest percentage of standard units (17.0%). Poplar-Cotton Center had the highest percentage of deteriorated units at 51%, while Three Rivers had the lowest at 1%. Teviston had the highest percentage (74.0%) of dilapidated units, while Three Rivers had the lowest percentage (1.0%).

The overall trend in housing condition in the communities during the past ten years (1980-1990) is one of a relative increase in standard quality housing units. In 1980, standard housing accounted for approximately 59% of total housing units; in 1992, standard housing accounts for 64% of total units. The trend for units classified as deteriorated has also improved, decreasing from 27% to 16%. Dilapidated units have increased from 13% in 1980 to 20% in 1990. This increase in dilapidated units is not considered detrimental to the upward trend in housing condition for the County as a whole.

Certain general conclusions can be drawn from analyses of housing conditions within the unincorporated communities of Tulare County. These conclusions are as follows:

1. The overall trend in Tulare County's unincorporated communities has been one of relative increase in housing quality since 1980. Of the thirty-one unincorporated communities, improvement in housing quality has been demonstrated by twenty-two communities, while a decline in housing quality is evident in the remainder. This compares to twenty-four communities with improvements in housing quality in 1980.

**Tulare County Planning and Development Department
1992 Housing Element
Chapter II, Housing Needs**

TABLE II-29

Unincorporated Community	STANDARD		DETERIORATED		DILAPIDATED		TOTAL
	Number	Percent	Number	Percent	Number	Percent	
Alpaugh	87	38%	51	22%	91	40%	229
Cutler-Orosi	1,546	70%	221	10%	434	20%	2,201
Delft Colony	34	34%	28	28%	39	39%	101
Ducor	80	70%	15	13%	20	17%	115
Earlimart	685	47%	216	15%	565	39%	1,466
East Orosi	36	36%	40	40%	24	24%	100
East Porterville	1,351	75%	309	17%	137	8%	1,797
Elderwood	82	84%	9	9%	7	7%	98
Goshen	546	86%	74	12%	16	3%	636
Ivanhoe	618	72%	147	17%	91	11%	856
Lemon Cove	88	77%	17	15%	9	8%	114
Lindcove	40	40%	21	21%	40	40%	101
London	121	31%	102	26%	167	43%	390
Patterson Tract	239	63%	84	22%	55	15%	378
Pixley	511	67%	139	18%	108	14%	758
Plainview	86	36%	42	18%	108	46%	236
Poplar-Cotton Center	133	28%	241	51%	100	21%	474
Richgrove	205	49%	50	12%	167	40%	422
Seville	27	37%	18	25%	28	38%	73
Springville	430	90%	30	6%	16	3%	476
Strathmore	497	73%	95	14%	90	13%	682
Sultana	163	69%	53	22%	21	9%	237
Terra Bella	107	29%	173	46%	93	25%	373
Teviston	36	19%	13	7%	137	74%	186
Three Rivers	740	98%	4	1%	6	1%	750
Tipton	387	73%	73	14%	71	13%	531
Tract 92	65	56%	31	26%	21	18%	117
Tract 213	115	83%	8	6%	15	11%	138
Traver	80	48%	29	17%	58	35%	167
Woodville	180	49%	64	17%	126	34%	370
Yettem	10	17%	17	29%	32	54%	59
Subtotal	9,325	64%	2,414	16%	2,892	20%	14,631
Remaining Unincorporated Area	17,508	60%	6,823	23%	5,026	17%	29,357
Total County	26,833	61%	9,237	21%	7,918	18%	43,988

Source: Tulare County Planning and Development Dept., 1992

TABLE II-30

HOUSING CONDITION		
Ranking of Unincorporated Communities by Percent Standard, 1992		
Community	Percent Standard	Number of Standard Units
1 Three Rivers	99%	740
2 Springville	90%	430
3 Goshen	86%	546
4 Ellerwood	84%	82
5 Tract 213	83%	115
6 Lemon Cove	77%	88
7 East Porterville	75%	1,351
8 Strathmore	73%	497
9 Tipton	73%	387
10 Ivanhoe	72%	618
11 Cutler/Orosi	70%	1,546
12 Ducor	70%	80
13 Sultana	69%	163
14 Pixley	67%	511
15 Patterson Tract	63%	239
16 Tract 92	56%	65
17 Richgrove	49%	205
18 Woodville	49%	180
19 Traver	48%	80
20 Earlimart	47%	685
21 Lindcove	40%	40
22 Alpaugh	38%	87
23 Seville	37%	27
24 East Orosi	36%	36
25 Plainview	36%	86
26 Delft Colony	34%	34
27 London	31%	121
28 Terra Bella	29%	107
29 Poplar-Cotton Center	28%	133
30 Teviston	19%	36
31 Yettem	17%	10

Source: Tulare County Planning and Development Dept., 1992

TABLE II-31

HOUSING CONDITION

Ranking of Unincorporated Communities by Percent Deteriorated, 1992

Community	Percent Deteriorated	Number of Standard Units
1 Poplar-Cotton Center	51%	241
2 Terra Bella	46%	173
3 East Orosi	40%	40
4 Yettem	29%	17
5 Delft Colony	28%	28
6 London	26%	102
7 Tract 92	26%	31
8 Seville	25%	18
9 Alpaugh	22%	51
10 Patterson Tract	22%	84
11 Sultana	22%	53
12 Lindcove	21%	21
13 Pixley	18%	139
14 Plainview	18%	42
15 East Porterville	17%	309
16 Ivanhoe	17%	147
17 Traver	17%	29
18 Woodville	17%	64
19 Earlimart	15%	216
20 Lemon Cove	15%	17
21 Strathmore	14%	95
22 Tipton	14%	73
23 Ducor	13%	15
24 Goshen	12%	74
25 Richgrove	12%	50
26 Cutler/Orosi	10%	221
27 Elderwood	9%	9
28 Teviston	7%	13
29 Springville	6%	30
30 Tract 213	6%	8
31 Three Rivers	1%	4

Source: Tulare County Planning and Development Dept., 1992

TABLE II-32

HOUSING CONDITION

Ranking of Unincorporated Communities by Percent of Dilapidated Housing, 1992

Community	Percent Dilapidated	Units Dilapidated
1 Teviston	74%	137
2 Yettem	54%	32
3 Plainview	46%	108
4 London	43%	167
5 Alpaugh	40%	91
6 Lindcove	40%	40
7 Richgrove	40%	167
8 Delft Colony	39%	565
9 Earlimart	39%	39
10 Seville	38%	28
11 Traver	35 %	58
12 Woodville	34%	126
13 Terra Bella	25%	93
14 East Orosi	24%	24
15 Poplar-Cotton Center	21%	100
16 Cutler/Orosi	20%	434
17 Tract 92	18%	21
18 Ducor	17%	20
19 Patterson Tract	15%	55
20 Pixley	14%	108
21 Strathmore	13%	90
22 Tipton	13%	71
23 Ivanhoe	11%	91
24 Tract 213	11%	15
25 Sultana	9%	21
26 East Porterville	8%	137
27 Lemon Cove	8%	9
28 Elderwood	7%	7
29 Goshen	3%	16
30 Springville	3%	16
31 Three Rivers	1%	6

Source: Tulare County Planning and Development Dept., 1992

2. The acquisition of new, standard housing by a community - through either construction or relocation - only slightly impacts the percentages of standard, deteriorated and dilapidated housing; however, the effect of new construction (or relocated units) does not alter the absolute number of deteriorated or dilapidated units which need to be rehabilitated or demolished.
3. Almost two-thirds (64%) of the total housing units within the thirty-one unincorporated communities are in standard condition compared to only 59.1% in 1980.
4. Within the thirty-one unincorporated communities, 2,414 housing units (16.8% of total units) are deteriorated and 2,892 or (19.8% of total units) are classified as dilapidated, compared to 1,620 or 13.5% in 1980.

According to estimates made in 1992 by the Tulare County Planning and Development Department, approximately 16% of the total housing stock of the unincorporated area of Tulare County is deteriorated, and 20% are dilapidated. Those percentages have been applied to the 1990 Census count of housing units in Table II-33 to produce an estimate of housing conditions in the entire unincorporated area for 1992.

Housing Prices

The market value of an average owner-occupied housing unit in Tulare County rose considerably during the period 1980-1990. The median value increased from \$48,900 to \$73,900, or almost 51%. Median rent has increased by 84%, from \$176 in 1980 to \$324 in 1990. During the same time period, median household income increased by 59%, from \$15,368 in 1980 to \$24,450 in 1990.

Exhibit II-21 which follows shows the distribution of housing unit values in the unincorporated area (excluding mobilehomes, multiple units on 10 or more acres and units with a commercial establishment or medical office on the property).

Data for residential sales prices in the unincorporated area is difficult to obtain. Average sales price figures, which are computed by local boards of realtors, do not distinguish between new and existing homes nor between the incorporated and unincorporated area within their jurisdictions. In 1990, the average sales price for the Visalia area (which includes Visalia, Exeter, Woodlake, Goshen and Three Rivers) was \$105,626. The average sales price for the Central Valley Region was \$117,650. The average sales price for the Tulare County Unincorporated Area was \$57,848. These figures are well below the national average, for a new home, of \$148,200, and significantly below the California median of \$195,420.

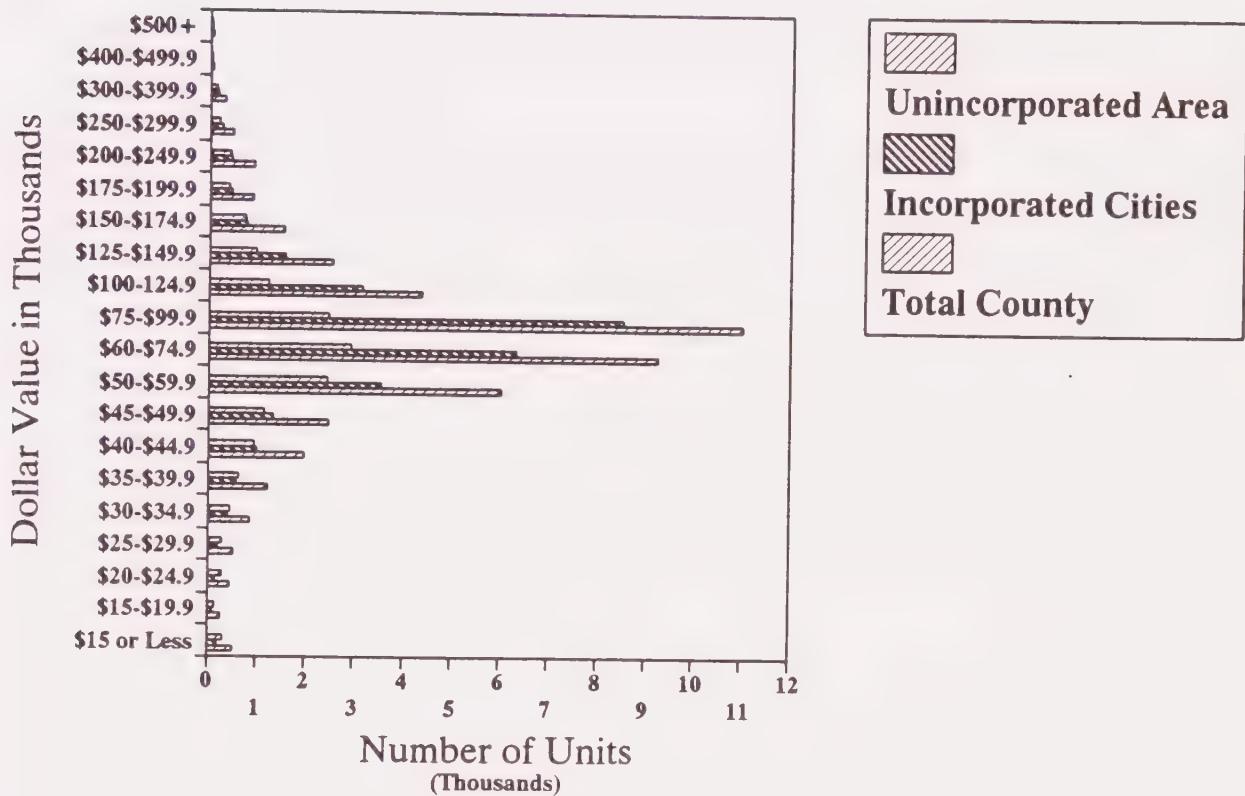
TABLE II-33

CHANGES IN STANDARD HOUSING Unincorporated Communities in Tulare County		
Community	% Increase (+) or Decrease (-) in Total Housing Units 1980-1992	% Increase (+) or Decrease (-) in Standard Housing 1980-1992
Alpaugh	+ 23.12	+ 2.4
Cutler-Orosi	+ 10.60	+ 11.6
Delft Colony	-13.86	+ 25.9
Ducor	-18.26	+ 3.9
Earlimart	+ 26.71	+ 17.1
East Orosi	+ 14.94	-41.7
Elderwood	+ 6.52	+ 64.0
Goshen	+ 18.88	+ 40.7
Ivanhoe	-8.88	+ 8.0
Lemon Cove	+ 4.59	+ 66.04
Lindcove	+ 13.48	+ 48.2
London	+ 7.14	-62.8
Patterson Tract	-1.59	+ 20.1
Pixley	+ 3.98	+ 11.6
Plainview	+ 3.96	-14.0
Poplar-Cotton Center	+ 12.86	-40.6
Richgrove	+ 24.48	+ 49.6
Seville	-39.73	+ 8.0
Spingview	+ 8.68	+ 38.7
Strathmore	-1.61	+ 33.2
Sultana	+ 23.44	+ 71.6
Terra Bella	-31.9	-133.6
Teviston	+ 5.08	-72.2
Three Rivers	+ 11.44	+ 17.7
Tipton	+ 19.59	+ 18.4
Tract 92	+ 1.74	+ 54.8
Tract 213	-4.35	+ 26.4
Traver	-7.78	-21.3
Woodville	-1.35	-13.9
Yettem	-61.02	+ 100.00
TOTAL	+ 21.81	+337.84

Source: Tulare County Planning and Development Dept., 1992

EXHIBIT II-21

Housing Unit Value
Tulare County, 1990



Source: 1990 U.S. Census.

According to Table II-34, the typical cost for a modest, 1,100 square foot home, built by a "for profit" developer includes \$15,444 for the cost of land, on-site improvements, and County fees and financing; \$43,500 for actual construction, profit and overhead; and \$10,000 for plan review, permits, school fees and infrastructure for a total cost of \$68,944. Self Help Enterprises indicated that its organization can build a similar home for \$10,000 less or \$58,944.

Mortgage interest rates also effect the cost of housing, in terms of the affordability of monthly payments. Average effective mortgage rates on conventional loans fell over the past year to 8.75% compared to the 1990 10.3% level.

According to a local lending institution, a maximum of 30% of all mortgage loans carried adjustable rate terms in 1991.

Utility costs (electricity, natural gas and propane) also contribute significantly to housing costs, and are discussed in the section entitled Energy Conservation.

TABLE II-34
COSTS ASSOCIATED WITH A LOW COST MODEST HOUSE

1992 Cost Data

Land	Includes all improvements, fence, retaining wall, landscaping, curb, gutter, sidewalk, and driveway, County fees and financing	\$15,444	22.4%
Fees	Includes fire insurance, escrow fees, building permits, construction interest, mortgage points, HUD inspection fees	\$10,000	13.5%
House	Material, labor and overhead for house, carport and extra parking slab	\$43,500	63.1%
	Total Sales Price:	\$68,944*	100.0%

* This costs would be reduced by at least \$10,000 if it were built through Self-Help Enterprises, Inc.

CHAPTER III ADEQUATE SITES FOR HOUSING

Provision of Adequate Sites for New Housing Construction

For any jurisdiction, the need for residential construction sites is based on the number of sites necessary to accommodate for housing which will create and maintain a desirable vacancy rate. The total number of sites which need to be provided in the Tulare County unincorporated area during the period 1990-1997 has been identified in the 1991 Tulare County Regional Housing Needs Plan as 5,405. This figure includes an allowance for a desirable vacancy rate.

New urban residential construction within the unincorporated area is encouraged only within the urban boundaries of incorporated and unincorporated communities and within foothill development corridors because of the proximity to shopping and employment opportunities, as well as adequate sewer and water facilities. An urban level of development outside these areas would cause significant adverse impacts upon the agricultural environment and economy of Tulare County. However, this policy does not apply to the construction of individual dwellings on large agricultural parcels and rural residential development in areas so designated by the Tulare County General and Community Plans.

As shown on Tables III-1 and III-1A through III-1G, approximately 8,090 acres of residentially-zoned vacant land is available within the Urban Area Boundaries or Service Areas of the unincorporated communities listed. The amount of vacant land by Residential Zone District was calculated by subtracting the amount of developed land resulting from housing unit growth and by adding residentially-zoned parcels to the 1984 inventory of vacant land by community. Dwelling Unit per acre densities were maintained from the 1984 Element survey since there has not been much fluctuation in density rates since 1984. Based upon minimum single- and multiple-family residential densities, vacant acreage could accommodate sites for approximately 20,062 housing units, which is well in excess of the estimated need for 5,405 units between January 1, 1990 and July 1, 1997. Maximum unit per acre densities would provide for 61,602 units.

Tables III-1A through III-1G also identify population capacities of developable land within unincorporated communities as designated by the Tulare County Zoning Ordinance. Population capacity was obtained on the basis of housing capacity and average household size identified in

TABLE III-1

**VACANT ACREAGE AND MAXIMUM NUMBER OF HOUSING UNITS
THAT CAN BE CONSTRUCTED IN SELECTED COMMUNITIES BY ZONE DISTRICT**

Community	Vacant R-1	Average Dwelling Units Per Acre	Dwelling Unit Potential Under Current Zoning	Vacant R-2	Developed R-2	Average Dwelling Units Per Acre	Dwelling Unit Potential Under Current Zoning	Vacant R-3	Developed R-3	Average Dwelling Units Per Acre	Dwelling Unit Potential Under Current Zoning	Total Vacant Acreage	Total Dwelling Unit Potential
Alpaugh	63.00	7.26	457									63.00	457
Camp Nelson	20.00	7.26	145									20.00	145
Cutler/Orosi	1,012.00	7.26	7,347	19.30		14.00	270	15.73		28.00	440	1,047.03	8,057
Ducor	240.75	7.26	1,748	1.25	16.25	14.00	4	13.00	1.00	3.50	46	255.00	1,798
Earlimart	345.00	7.26	2,505	19.90		14.00	279	22.75		28.00	637	387.65	3,421
E. Orosi	36.00	7.26	261									36.00	261
E. Porterville	230.00	7.26	1,670	34.23		14.00	479	6.62		28.00	185	270.85	2,334
Goshen	320.75	7.26	2,329	1.00	26.00	14.00	14	1.50	15.00	28.00	42	323.25	2,385
Ivanhoe	59.00	7.26	428					2.28	2.00	28.00	64	61.28	492
Lemon Cove	238.00	7.26	1,728							2.50		238.00	1,728
London	118.50	7.26	846	2.50	2.50	14.00	35					119.00	881
Patterson Tr.	35.00	7.26	254									35.00	254
Pixley	227.75	7.26	1,653	7.00	24.00	14.00	98	7.34	90.00	28.00	206	242.09	1,957
Plainview	73.00	7.26	530									73.00	530
Poplar/Cotton Ctr.	395.00	7.26	2,867									395.00	2,867
Richgrove	107.50	7.26	780	4.00	20.00	14.00	56	2.00		28.00	56	113.50	892
Strathmore	340.00	7.26	2,468	0.91	18.00	14.00	13	33.44		28.00	936	374.35	3,417
Springville	328.00	7.26	2,381									328.00	2,381
Sultana	58.00	7.26	421									58.00	421
Terra Bella	250.00	7.26	1,815									250.00	1,815
Three Rivers	2,759.75	7.26	20,036					17.50		3.50	61	2,777.25	20,097
Tipton	292.00	7.26	2,120		10.00			9.00	15.00	28.00	252	301.00	2,372
Traver	77.00	7.26	559		1.00							77.00	559
Woodville	230.00	7.26	1,670					14.67		28.00	411	244.67	2,081
TOTAL	7,854.00	7.26	57,018	90.09	117.75	14.00	1,248	145.83	125.50	28.00	3,336	8,089.92	61,602

Prepared by: Tulare County Building and Planning Department and Valley Research and Planning Associates, 1992

**Tulare County Planning and Development Department
1992 Housing Element
Chapter III, Adequate Sites for Housing**

TABLE III-1A

Community	Vacant R-1 Acreage	Average Dwelling Units Per Acre*1	Maximum Unit Potential Under Current Zoning	Sites To Be Developed W/Water and Sewerage Systems*2	Sites To Be Developed W/Water Wells and Septic Systems*3	Average Persons Per Household*4	Total Population Capacity
Alpaugh	63.00	7.26	457	457		2.88	1,317
Camp Nelson	20.00	7.26	145		145	2.88	418
Cutter/Orosi	1,012.00	7.26	7,347	7,347		2.61	19,176
Ducor	240.75	7.26	1,748		1,748	2.88	5,034
Earlimart	345.00	7.26	2,505	2,505		4.26	10,670
E. Orosi	36.00	7.26	261		261	2.88	753
E. Porterville	230.00	7.26	1,670		1,670	3.36	5,611
Goshen	320.75	7.26	2,329	2,329		2.88	6,707
Ivanhoe	59.00	7.26	428	428		3.39	1,452
Lemon Cove	238.00	7.26	1,728	1,728		2.88	4,976
London	116.50	7.26	846		846	3.92	3,315
Patterson Tr.	35.00	7.26	254		254	2.88	732
Pixley	227.75	7.26	1,653	1,653		2.99	4,944
Plainview	73.00	7.26	530		530	2.88	1,526
Poplar/Cotton Ctr.	395.00	7.26	2,867		2,867	3.84	11,009
Richgrove	107.50	7.26	780	780		4.26	3,325
Strathmore	340.00	7.26	2,468	2,468		3.13	7,726
Springville	328.00	7.26	2,381	2,381		2.88	6,858
Sultana	58.00	7.26	421	421		2.88	1,213
Terra Bella	250.00	7.26	1,815	1,815		2.70	4,901
Three Rivers	2,759.75	7.26	20,036		20,036	2.88	57,703
Tipton	292.00	7.26	2,120	2,120		3.09	6,551
Traver	77.00	7.26	559		559	2.88	1,610
Woodville	230.00	7.26	1,670	1,670		3.69	6,162
TOTAL	7,854.00	7.26	57,019	28,102	28,916	3.11	177,330

Prepared by: Tulare County Building and Planning Department and Valley Research and Planning Associates, 1992.

*1 -Maximum unit potential reflects the number (100% of maximum density) of dwelling units per acre allowed in the Zone District.

*2 -New housing in these Communities will be provided with connections to the existing water and sewerage systems.

*3 -New housing in these Communities will be required to provide water wells and septic systems following inspection and approval by the Tulare County Health Department.

*4 -For Communities within Census Designated Places, the persons per household rate is based upon information provided by the 1990 U.S. Census.

For remaining Communities, the average persons per household rate for the County was used.

TABLE III-1B

Community	Vacant R-1 Acreage	Average Dwelling Units Per Acre*1	Minimum Unit Potential Under Current Zoning	Sites To Be Developed W/Water and Sewerage Systems*2	Sites To Be Developed W/Water Wells and Septic Systems*3	Average Persons Per Household*4	Total Population Capacity
Alpaugh	63.00	2.18	137	114		2.88	396
Camp Nelson	20.00	2.18	44		36	2.88	126
Cutler/Orosi	1,012.00	2.18	2206	1,837		2.61	5,758
Ducor	240.75	2.18	525		437	2.88	1,512
Earlimart	345.00	2.18	752	626		4.26	3,204
E. Orosi	36.00	2.18	78		65	2.88	226
E. Porterville	230.00	2.18	501		417	3.36	1,685
Goshen	320.75	2.18	699	582		2.88	2,014
Ivanhoe	59.00	2.18	129	107		3.39	436
Lemon Cove	238.00	2.18	519	432		2.88	1,494
London	116.50	2.18	254		211	3.92	996
Patterson Tr.	35.00	2.18	76		64	2.88	220
Pixley	227.75	2.18	496	413		2.99	1,485
Plainview	73.00	2.18	159		133	2.88	458
Poplar/Cotton Ctr.	395.00	2.18	861		717	3.84	3,307
Richgrove	107.50	2.18	234	195		4.26	998
Strathmore	340.00	2.18	741	617		3.13	2,320
Springville	328.00	2.18	715	595		2.88	2,059
Sultana	58.00	2.18	126	105		2.88	364
Terra Bella	250.00	2.18	545	454		2.70	1,472
Three Rivers	2,759.75	2.18	6016		5,009	2.88	17,327
Tipton	292.00	2.18	637	530		3.09	1,967
Traver	77.00	2.18	168		140	2.88	483
Woodville	230.00	2.18	501	417		3.69	1,850
TOTAL	7,854.00	2.18	17,122	7,024	7,229	3.11	53,249

Prepared by: Tulare County Building and Planning Department and Valley Research and Planning Associates, 1992.

*1 - Minimum unit potential reflects the minimum number (30% of maximum density) of dwelling units per acre allowed in the Zone District.

*2 - New housing in these Communities will be provided with connections to the existing water and sewerage systems.

*3 - New housing in these Communities will be required to provide water wells and septic systems following inspection and approval by the Tulare County Health Department.

*4 - For Communities within Census Designated Places, the persons per household rate is based upon information provided by the 1990 U.S. Census.

For remaining Communities, the average persons per household rate for the County was used.

TABLE III-1C

**MAXIMUM NUMBER OF HOUSING UNITS THAT CAN BE CONSTRUCTED
IN SELECTED UNINCORPORATED COMMUNITIES BY R-2 MULTIPLE FAMILY ZONE DISTRICT**

Community	Vacant R-2 Acreage	Average Dwelling Units Per Acre*1	Maximum Unit Potential Under Current Zoning	Sites To Be Developed W/Water and Sewerage Systems*2	Sites To Be Developed W/Water Wells and Septic Systems*3	Average Persons Per Household*4	Total Population Capacity
Alpaugh							
Camp Nelson							
Cutler/Orosi	19.30	14.00	270	270		4.39	1,185
Ducor	1.25	3.50	4			2.88	12
Earlimart	19.90	14.00	279	279		4.30	1,199
E. Orosi							
E. Porterville	34.23	14.00	479	479		3.46	1,657
Goshen	1.00	14.00	14	14		2.88	40
Ivanhoe							
Lemon Cove							
London	2.50	14.00	35	35		3.92	137
Patterson Tr.							
Pixley	7.00	14.00	98	98		2.99	293
Plainview							
Poplar/Cotton Ctr							
Richgrove	4.00	14.00	56	56		4.26	239
Strathmore	0.91	14.00	13	13		3.38	44
Springville							
Sultana							
Terra Bella							
Three Rivers							
Tipton							
Traver							
Woodville							
TOTAL	90.09	14.00	1,248	1,244	4	3.61	4,806

Prepared by: Tulare County Building and Planning Department and Valley Research and Planning Associates, 1992.

*1 -Maximum unit potential reflects the maximum number (100% of maximum density) of dwelling units per acre allowed in the Zone District.

*2 -New housing in these Communities will be provided with connections to the existing water and sewerage systems.

*3 -New housing in these Communities will be connected to community (PUD) water wells and private septic systems following inspection and approval by the Tulare County Health Department.

*4 -For Communities within Census Designated Places, the persons per household rate is based upon information provided by the 1990 U.S. Census.
For remaining Communities, the average persons per household rate for the County was used.

TABLE III-1D

MINIMUM NUMBER OF HOUSING UNITS THAT CAN BE CONSTRUCTED IN SELECTED UNINCORPORATED COMMUNITIES BY R-2 MULTIPLE FAMILY ZONE DISTRICT							
Community	Vacant R-2 Acreage	Average Dwelling Units Per Acre*1	Minimum Unit Potential Under Current Zoning	Sites To Be Developed W/Water and Sewerage Systems*2	Sites To Be Developed W/Water Wells and Septic Systems*3	Average Persons Per Household*4	Total Population Capacity
Alpaugh							
Camp Nelson							
Cutler/Orosi	19.30	10.00	193.00	193		4.39	847
Ducor	1.25	3.50	4.00			2.88	12
Earlimart	19.90	10.00	199.00	199		4.30	856
E. Orosi							
E. Porterville	34.23	10.00	342.00	342		3.46	1,183
Goshen	1.00	10.00	10.00	10		2.88	29
Ivanhoe							
Lemon Cove							
London	2.50	10.00	25.00	25		3.92	98
Patterson Tr.							
Pixley	7.00	10.00	70.00	70		2.99	209
Plainview							
Poplar/Cotton Ctr							
Richgrove	4.00	10.00	40.00	40		4.26	170
Strathmore	0.91	10.00	9.00	9		3.38	30
Springville							
Sultana							
Terra Bella							
Three Rivers							
Tipton							
Traver							
Woodville							
TOTAL	90.09	9.28	892.00	888	4	3.11	3,434

Prepared by: Tulare County Building and Planning Department and Valley Research and Planning Associates, 1992.

*1 -Minimum unit potential reflects typical density and the resulting number of dwelling units per acre in the Zone District.

*2 -New housing in these Communities will be provided with connections to the existing water and sewerage systems.

*3 -New housing in these Communities will be connected to community (PUD) water wells and private septic systems following inspection and approval by the Tulare County Health Department.

*4 -For Communities within Census Designated Places, the persons per household rate is based upon information provided by the 1990 U.S. Census. For remaining Communities, the average persons per household rate for the County was used.

TABLE III-1E

MAXIMUM NUMBER OF HOUSING UNITS THAT CAN BE CONSTRUCTED IN SELECTED UNINCORPORATED COMMUNITIES BY R-3 MULTIPLE FAMILY ZONE DISTRICT							
Community	Vacant R-3 Acreage	Average Dwelling Units Per Acre*1	Maximum Unit Potential Under Current Zoning	Sites To Be Developed W/Water and Sewerage Systems*2	Sites To Be Developed W/Water Wells and Septic Systems*3	Average Persons Per Household*4	Total Population Capacity
Alpaugh							
Camp Nelson							
Cutler/Orosi	15.73	28.00	440	440		4.39	1,932
Ducor	13.00	3.50	46			2.88	132
Earlimart	22.75	28.00	637	637		4.30	2,739
E. Orosi							
E. Porterville	6.62	28.00	185	185		3.46	640
Goshen	1.50	28.00	42	42		2.88	121
Ivanhoe	2.28	28.00	64	64		3.37	216
Lemon Cove							
London							
Patterson Tr.							
Pixley	7.34	28.00	206	206		2.99	616
Plainview							
Poplar/Cotton Ctr							
Richgrove	2.00	28.00	56	56		4.26	239
Strathmore	33.44	28.00	936	936		3.38	3,164
Springville							
Sultana							
Terra Bella							
Three Rivers	17.50	3.50	61		61	3.50	214
Tipton	9.00	28.00	252	252		3.31	834
Traver							
Woodville	14.67	28.00	411	411		4.05	1,665
TOTAL	145.83	28.00	3,336	3,229	107	3.56	12,512

Prepared by: Tulare County Building and Planning Department and Valley Research and Planning Associates, 1992.

*1 -Maximum unit potential reflects the maximum number (100% of maximum density) of dwelling units per acre allowed in the Zone District.

*2 -New housing in these Communities will be provided with connections to the existing water and sewerage systems.

*3 -New housing in these Communities will be connected to community (PUD) water wells and private systems following inspection and approval by the Tulare County Health Department.

*4 -For Communities within Census Designated Places, the persons per household rate is based upon information provided by the 1990 U.S. Census. For remaining Communities, the average persons per household rate for the County was used.

TABLE III-1F

**MINIMUM NUMBER OF HOUSING UNITS THAT CAN BE CONSTRUCTED
IN SELECTED UNINCORPORATED COMMUNITIES BY R-3 MULTIPLE FAMILY ZONE DISTRICT**

Community	Vacant R-3 Acreage	Average Dwelling Units Per Acre*1	Minimum Unit Potential Under Current Zoning	Sites To Be Developed W/Water and Sewerage Systems*2	Sites To Be Developed W/Water Wells and Septic Systems*3	Average Persons Per Household*4	Total Population Capacity
Alpaugh							
Camp Nelson							
Cutler/Orosi	15.73	16.83	265	265		4.39	1,163
Ducor	13.00	3.50	46		46	2.88	132
Earlimart	22.75	16.83	383	383		4.30	1,647
E. Orosi							
E. Porterville	6.62	16.83	111	111		3.46	384
Goshen	1.50	16.83	25	25		2.88	72
Ivanhoe	2.28	16.83	38	38		3.37	128
Lemon Cove							
London							
Patterson Tr.							
Pixley	7.34	16.83	124	124		2.99	371
Plainview							
Poplar/Cotton Ctr							
Richgrove	2.00	16.83	34	34		4.26	145
Strathmore	33.44	16.83	563	563		3.38	1,903
Springville							
Sultana							
Terra Bella							
Three Rivers	17.50	3.50	61		61	3.50	214
Tipton	9.00	16.83	151	151		3.31	500
Traver							
Woodville	14.67	16.83	247	247		4.05	1,000
TOTAL	145.83	16.83	2,048	1,941	107	3.56	7,659

Prepared by: Tulare County Building and Planning Department and Valley Research and Planning Associates, 1992.

*1 -Minimum unit potential reflects typical density and the resulting number of dwelling units per acre in the Zone District.

*2 -New housing in these Communities will be provided with connections to the existing water and sewerage systems.

*3 -New housing in these Communities will be connected to community (PUD) water wells and private septic systems following inspection and approval by the Tulare County Health Department.

*4 -For Communities within Census Designated Places, the persons per household rate is based upon information provided by the 1990 U.S. Census. For remaining Communities, the average persons per household rate for the County was used.

TABLE III-1G

**MAXIMUM/MINIMUM NUMBER OF HOUSING UNITS THAT CAN BE CONSTRUCTED
IN UNINCORPORATED COMMUNITIES BY ZONE DISTRICT**

Zone District	Vacant Acreage	Average Dwelling Units Per Acre*1	Unit Potential Under Current Zoning	Sites To Be Developed W/Water and Sewerage Systems*2	Sites To Be Developed W/Water Wells and Septic Systems*3	Average Persons Per Household*4	Total Population Capacity
R-1 MAX.	7,854.00	7.26	57,019	28,102	28,916	3.11	177,330
R-2 MAX.	90.09	14.00	1,248	1,244	4	3.61	4,806
R-3 MAX.	145.83	28.00	3,336	3,229	107	3.56	12,512
TOTAL:	8089.92	8	61,603	32,575	29,027	3.43	194,648
R-1 MIN.	7,854.00	2.18	17,122	7,024	7,229	3.11	53,249
R-2 MIN.	90.09	10.00	892	888	4	3.61	3,434
R-3 MIN.	145.83	16.83	2,048	1,941	107	3.56	7,659
TOTAL:	8089.92	2	20,062	9,853	7,340	3.43	64,342

*1 Maximum unit potential reflects the maximum number (100% of maximum density) of dwelling units per acre allowed in the Zone District.

Minimum unit potential reflects the typical density and the resulting number of dwelling units per acre in the Zone District.

*2 New housing will be provided with connections to the existing water and sewerage systems.

*3 New housing will be connected to community (PUD) water wells and private septic systems following inspection and approval of the Tulare County Health Department.

*4 For Communities within Census Designated Places, the persons per household rate is based upon information provided by the 1990 U.S. Census.

For remaining Communities, the average persons per household rate for the County was used.

*5 Potential units not included in Table III-1G:

1. Farmworker Housing Ordinance adopted 8/92 is expected to provide at least 188 R-2/R-3 type units in agricultural zone districts during the period 1992-1997. This is based on 750 documented zoning violations for farmworkers living in travel trailers, camper shells, trucks, buses, mobile homes, labor camps and sheds. The 188 units is based on 25% of these violations coming into compliance with the Zoning Ordinance by 1997.
2. The foothill development corridors currently provide approximately 10,000 available sites for R-1,2,3 units. (See maps on pages I-10-I-12).

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TABLE III-2

MAXIMUM ALLOWABLE DENSITIES Tulare County Unincorporated Area			
ZONE	DESCRIPTION	MAXIMUM ALLOWABLE DENSITY	MAX. UNITS/ACRE
R-A	RURAL RESIDENTIAL	6,000 SQ. FT.	7.26
RA-43	RURAL RESIDENTIAL	1 ACRE	1.00
R-A-100	RURAL RESIDENTIAL	2.5 ACRES	0.40
R-A-217	RURAL RESIDENTIAL	5 ACRES	0.20
R-O	SINGLE FAMILY ESTATE	12,500 SQ. FT.	3.48
R-1	SINGLE FAMILY RESIDENTIAL	6,000 SQ. FT.	7.26
R-2	TWO FAMILY RESIDENTIAL	3,000 SQ. FT.	14.00
R-3	MULTIPLE FAMILY	600 SQ. FT.	28.00
MR	MOUNTAIN RESIDENTIAL	20,000 SQ. FT.	2.18
F	FOOTHILL COMBINING ZONE The F Zone is intended to be combined with the PD Zone (Planned Development) for use within areas designated as "Development Corridor" or "Foothill Extension" by the Foothill Growth Management Plan, an element of the Tulare County General Plan.		
M	SPECIAL MOBILEHOME ZONE The purpose of this zone is to provide for mobilehome use in communities and rural areas where, under certain conditions, a mixture of conventional housing and individual mobilehomes for residential use is desirable. This special zone may be applied only in conjunction with the following zones: R-A, R-1, PD, F, and MR.		

Source: Tulare County Zoning Ordinance

the 1990 U.S. Census. The capacity of vacant acreage zoned for residential use was estimated to be 20,062 housing units considering minimum unit per acre densities and 61,603 housing units considering maximum unit per acre densities. The minimum densities would accommodate an additional population base of approximately 64,342 persons within unincorporated communities, while maximum densities would accommodate approximately 194,648 persons.

Further, Table III-1A through III-1G identify the number of units which will be served by either community sewer and water district systems or by individual wells and septic tanks. As noted, 9,853 available sites located within Urban Development Boundaries would be served with sewer and water needs through established sewer water districts considering minimum unit per acre densities and 32,575 sites considering maximum unit per acre densities. Approximately 5,880 sites, located outside urban development boundaries would be served through the installation of water wells and septic systems inspected and approved for use by the Tulare County Health Department.

Available Sites for Multiple-Family Residential Developments

The Regional Housing Needs Plan, based on 1980 Census data, projected a housing need of 5,405 over the planning period of the Housing Element. Approximately 21% of these units will be multiple-family units based upon 1990 U.S. Census data. This means a total of 1,135 new multiple-family residential units will be needed over the planning period. According to the vacant land inventory by multiple-family residential zone district (R-2 and R-3) considering minimum densities per unit per acre by community, it was determined that 2,940 units can be accommodated by vacant properties within specified unincorporated communities which are readily zoned and available for multiple-family residential development. This figure exceeds projected multiple-family housing needs of 1,135 discussed above. Therefore, it can be concluded that the unincorporated area has sufficient sites properly zoned to accommodate multiple-family housing needs. It should be noted that properties in the R-2 and R-3 Zone Districts are zoned to permit multiple-family development by right.

Sufficient Sites to Accommodate Regional Housing Needs

State Housing law requires localities to adequately identify sufficient sites to accommodate their share of regional housing needs. Specifically, the Housing Element should include evidence that projects developed in the unincorporated area of Tulare County, are affordable to lower-income households. Affordable rents in the existing housing stock can be demonstrated by using 1990 Census data related to the contract rent within the County. The median gross rent within the County in 1990 was \$403. A median contract rent for the unincorporated area is not available, therefore median gross rent was applied. It should be noted that gross rent also contains the estimated cost of utilities and fuels when they are paid by the renter. The median contract rent

within the unincorporated area was \$327. Therefore, the gross rent figure is actually higher than what the median contract rent would have been if it had been available for the unincorporated area.

State Housing Element law defines "affordable to low- and moderate-income households" and indicates that housing units targeted for lower-income households should be made available at a monthly cost that does not exceed 30 percent of 60 percent of area median income. Housing units targeted for persons and families of moderate-income shall be made available at a monthly housing cost that does not exceed 30 percent of 100 percent of area median income.

The 1990 U.S. Census indicates that median household income in the unincorporated area was \$23,489. Based on that median income, housing cost affordable to lower-income households would be \$352 and housing costs affordable to moderate-income households would be \$587 within the County. As a result, gross rent for both single- and multiple-family housing units is lower (by \$25) than what a lower-income household could actually afford.

Table III-3 contains the results of an informal survey conducted on December 10, 1992 to determine rental costs in the unincorporated areas of Tulare County. The following unincorporated communities were surveyed; Pixley, Strathmore, Earlimart, Tipton and Terra Bella.

Sites for Emergency Shelters and Transitional Housing

Vacant sites to accommodate future emergency shelter and transitional housing developments are available, based on the amount of vacant land estimated for various residential zone districts within the unincorporated communities in 1991.

According to the County of Tulare Zoning Ordinance, Residential Support Facilities, accommodating a maximum of six (6) persons, are allowed in all residential zone districts, including the R-A, M-R, R-0, R-1, R-2, and R-3 Zone Districts.

Referencing Tables III-1A through III-1G, there are currently 7,924 acres of vacant land within Residential Zone Districts which are available to accommodate emergency shelters or transitional housing developments. However, construction of these developments are subject to approval of a Special Use Permit. In addition, shelters and transitional housing developments are subject to a public hearing involving the Planning Commission.

The provision of sites for emergency shelters and transitional housing would be more appropriately located within major urban centers where the provision of support services and facilities are primarily located.

Sites for Special Needs Groups

Table III-4 identifies available sites for Special Needs Groups. The Table also identifies applicable programs and quantified objectives by Special Needs Group.

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TABLE III-3
MONTHLY RENTAL COST SURVEY

Recently Constructed Projects

Pixley Apartments	1 bedroom: \$300
R-3 bi-level 40 units	2 bedroom: \$340
Farmers Home Project	
Strathmore Villa Apartments	1 bedroom: \$268
R-3 single level 42 units	2 bedroom: \$308
Farmers Home Project	

Other Communities Surveyed

Earlimart	1 bedroom: \$250
	2 bedroom: \$350
Tipton	1 bedroom: \$300
Terra Bella	2 bedroom: \$350 (includes utilities)

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TABLE III-4

SPECIAL NEEDS GROUP OBJECTIVES, AVAILABLE SITES, AND PROGRAMS										
Special Needs Group	Owner Needs *1	%	Renter Needs *1	%	Existing Households By Type *2	% Of Housing Need 1990-1997 *3	Household Need 1990-1997 *4	Available Sites *5	Applicable Programs *6	Quantified Objectives *7
ELDERLY	6,972.00	82.00%	1,535	18.00%	8,507	22.25%	1,077	YES, SF/MF	1.1, 1.11, 1.3, 1.4, 1.5, 1.6, 1.8, 5.4, 6.1, 10.1, 10.2, 10.3, 12	MR, RS, NHGP
HANDICAPPED					3,227	8.44%	408	YES, SF/MF	1.1, 1.11, 1.3, 1.4, 1.5, 1.6, 1.8, 5.4, 10.1, 10.2, 10.3, 12	MR, RS, NHGP
OVERCROWDED	3,215.00	50.11%	3,201	49.89%	6,416	16.78%	812	YES, SF/MF	1.1, 1.11, 1.3, 1.4, 1.5, 1.6, 1.8, 5.4, 10.1, 10.2, 10.3, 12	MR, RS, NHGP
LARGE FAMILIES					9,165	23.97%	1,160	YES, SF/MF	1.1, 1.11, 1.12, 1.3, 4.24, 6.2, 6.34, 7.3, 12	MR, RS, NHGP
SINGLE HEAD					4,333	11.33%	548	YES, SF/MF	1.1, 1.11, 1.3, 1.4, 1.5, 1.6, 1.8, 5.4, 10.1, 10.2, 10.3, 12	MR, RS, NHGP
FARMWORKERS			404	100.00%	3,552	9.29%	404	YES, MF	1.1, 1.11, 1.3, 1.4, 1.5, 1.6, 1.8, 5.4, 10.1, 10.2, 10.3, 12	404
SE ASIANS					2,478	6.48%	314	YES, SF/MF	1.1, 1.11, 1.3, 1.4, 1.5, 1.6, 1.8, 5.4, 10.1, 10.2, 10.3, 12	MR, RS, NHGP
NON-SPECIAL NEEDS GROUP	384.97	69.49%	169	30.51%	554	1.45%	115	YES, SF/MF	1.1, 1.11, 1.3, 1.4, 1.5, 1.6, 1.8, 5.4, 10.1, 10.2, 10.3, 12	MR
TOTAL:	10,572		5,309		38,232	100.00%	4,838			4,838

*1 Owner/Renter data is not available for all Special Needs Groups.

*2 Estimated Households by Special Needs Group. It should be noted that some members of a Special Needs Group are contained in more than one Special Needs Group. As a result, the Non-Special Needs Group is artificially low.

*3 Reference note *2. Percentages are based upon total Households in the Unincorporated Area.

*4 Reference note *2. Estimate of future household need by Special Needs Group is based upon total Household Need between 1990-97 (reference TCRHNP, 1991)

*5 Reference Tables III-1A - III-1G. More than an adequate amount of available sites for all types of housing is available in the Unincorporated Area.

*6 Specific programs designed to achieve new housing for each Special Needs Group is provided in Chapter VI.

*7 According to information provided in Chapter VI, approximately 404 new Farmworker rental units will be constructed through a State Farm Worker Housing Grant;

400 new single family owner units will be constructed through Self Help Enterprises by July, 1997; and

1,886 families will receive rental assistance through the Section 8 Voucher Program by July, 1997.

Remaining needs will be accommodated through market rate programs considering that 54% of total households needed or 2,613 households will have moderate or above income levels.

Based upon known assistance programs (provision for 2,690 households) plus market rate households (remainder of 4,838 or 2,148 households), total needs (Special Housing Needs and Market Rate Household Needs) are expected to be provided by July, 1997.

Land for Manufactured Housing

Manufactured housing is allowed in all residential zone districts consistent with State Guidelines. Requirements of such housing include, as a condition of approval, that the home must be provided with a permanent foundation.

Mobilehomes on single-family residential parcels are also allowed in the R-A, MR, R-1, and PD-F Districts in conjunction with the M Overlay Zone. Utilization of the M Zone may be subject to site plan review provisions. Mobilehome parks are allowed in the R-A, MR, R-O, R-1, R-2, R-3, O, and CO Districts subject to approval of a Special Use Permit.

Considering the number of available sites (20,062 and 61,603) for new housing identified in Tables III-1A through III-1G, more than an adequate supply of land is available for such housing.

Potential Infill Areas

While development of large vacant areas designated for future development by the General Plan primarily satisfies the need for new housing units, further development of "infill" sites within existing, built-up areas can also help meet this need and the needs of existing residents. Infill development is defined as "the development of new housing or other building on scattered, vacant sites in a built-up area". Essentially, these are either single vacant lots, under-utilized large lots, or larger undeveloped pieces of land which have been bypassed by previous development.

Infill development is especially valuable in meeting affordability needs, as these properties tend to have lower development costs than do vacant tracts at the fringe, which are not yet accommodated by public services. In addition, infill development promotes energy conservation since it is usually located closer to essential services; increases efficiency of public service delivery (police, fire, transit, etc.); represents a better utilization of existing infrastructure and reduces the need for new, costly facilities in the outlying areas; increases property tax revenues as passed-over properties are developed; and preserves prime agricultural land by reducing the need for additional development in fringe areas.

The potential for infill development includes a number of subdivided, unbuilt, residential lots within unincorporated communities. Many of these are located in heavily built-up areas and do not include larger, unsubdivided parcels. Other potential infill areas include older sections of the community where lots are particularly deep or large. Many of these parcels could be subdivided into developable lots without rezoning.

Several factors tend to discourage infilling by the private sector. These include the higher price of land in established areas, difficulty of assembling adequate sized parcels of land.

Redevelopment Project Areas

Redevelopment districts are formed under State redevelopment law which provides special development incentives and governmental powers. These incentives and powers are to encourage new development and renovation in community areas which are in some way blighted or distressed. Redevelopment district activities are funded through increased property taxes resulting from new development or renovations in the district. This provides a mechanism for investments within established areas of the community. Redevelopment plans are required to be in conformity with the General Plan and are used as implementation tools for goals, objectives, and policies which cannot otherwise be achieved by the private sector or existing public agencies.

There are five (5) Redevelopment Areas within the unincorporated area of the County and include districts located in the communities of Cutler/Orosi, Earlimart, Goshen, Richgrove, and Traver.

Sanitary Sewer Collection and Water Systems/Services

According to the 1987 Tulare County Needs Assessment, a majority of surveyed communities are provided with at least some level of sewer and water service through established Community Services Districts. Most of these communities are contained within Urban Development Boundaries. New growth in these areas will be accommodated through the extension of existing services. Further, areas located immediately adjacent can petition the Local Agency Formation Commission (LAFCO) to have properties included in a Community Services District.

In rural communities and in the remaining unincorporated County area, sewer and water services will be accommodated through development of individual water well and septic systems inspected and approved by the Tulare County Health Department. As development increases in rural areas, County Service Areas could be formed to provide necessary sewer and water services.

Streets and Roads

Tulare County General and Community Plan Circulation Elements identify major roadways (i.e. freeways, highways, and collectors) to accommodate traffic and circulation needs. These Elements are based on land use plans contained in the County General Plan and each Community Plan.

Additional streets and roads required to accommodate new residential development within Urban Improvement Areas, must be implemented in accordance with County Urban Development Standards, including provision for curbs, gutters and sidewalks.

Such developments may also be required to provide, through various development review processes (site plan review, special use permit, tract/parcel maps, Congestion Management Program (CMP), etc.), added improvements to the major street and road system to address impacts. Proposed developments are reviewed by Tulare County Public Works and other affected Departments to determine impacts and to identify appropriate mitigation measures.



CHAPTER IV **CONSTRAINTS TO THE PROVISION OF HOUSING**

Many factors combine to constrain the production of an adequate amount of housing at an affordable price. Some factors attributed to this situation include operation of the private market system, government regulation of the private market system, and actual physical limitations of land, infrastructure and services which support housing development. Further complicating the issue are governmental regulations imposed at several different levels (city, county, regional, state and federal) the higher levels over which a county government has no jurisdiction.

Another problem is the failure to resolve many worthy, yet conflicting, goals with respect to housing. For example, building code standards which are designed to conserve energy (such as requirements for greater insulation and double-paned glass) result in higher construction costs which may price some houses out of the housing market. The imposition of any building standards at all, is of fairly recent vintage and adds to the costs of housing, but that cost is generally assumed to be outweighed by the safety factor involved. Goals and policies which promote the conservation of agricultural land can make less land available for housing.

This section includes a discussion of both private market, governmental and physical constraints upon the production of housing, as well as current and past actions aimed at minimizing or removing those constraints.

Private Market Constraints

As with governmental controls, there are different levels of private controls, many of which are at least partially independent of each other. One example of this phenomenon is the effect of lending policies and interest rates upon the production of housing. These policies, and the availability or scarcity of money to finance housing projects, are factors over which local builders and developers have little or no control. Projects which have already received the necessary permits and approvals may be delayed or dropped due to outside economic factors. The Federal Government is, of course, involved with the private sector in determining interest rates and money availability according to prevailing economic conditions. Other examples of difficulties within the private market housing, outside the realm of local housing producers, include shortages of materials, increases in the cost of materials and labor interruptions.

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Housing Development Costs

The major components of the cost of new housing are as follows: land costs, site improvements (including utilities, roads, curb and gutter, and sidewalk), construction costs (including materials, labor and overhead), marketing costs, fees (including permit approval, subdivision map approval, building permit, sewer and water hookup, title and escrow), financing costs (construction loan fees, carrying costs, mortgage points), and profit. Each of these costs has been subject to fluctuations and increases during the last decade.

As mentioned previously, only very generalized data is available with regard to housing costs in the various unincorporated communities. To serve as a benchmark, a profile of new housing unit costs is presented below. The profile considers a low-cost, modest 1,100 square foot demonstration starter house.

Information on the cost of purchasing vacant lots in the unincorporated communities is also sketchy. According to Self-Help Enterprises, Inc., in unincorporated communities located on the Valley floor, prices generally range from \$4,444 for unimproved lots (no sewer, water, or curb and gutter) to \$15,444 for a newly developed, fully improved lot (reference Table IV-1).

**TABLE IV-1
COSTS ASSOCIATED WITH A LOW COST MODEST HOUSE**

1992 Cost Data

Land			
	Includes all improvements, fence, retaining wall, landscaping, curb, gutter, sidewalk, and driveway, County fees and financing	\$15,444	22.4%
Fees			
	Includes fire insurance, escrow fees, building permits, construction interest, mortgage points, HUD inspection fees	\$10,000	13.5%
House			
	Material, labor and overhead for house, carport and extra parking slab	\$43,500	63.1%
	Total Sales Price:	\$68,944*	100.0%

* This costs would be reduced by at least \$10,000 if it were built through Self-Help Enterprises, Inc.

Financing Costs

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of affordable financing. Effective mortgage interest rates for the years 1980 through 1990 can be found in Table IV-2.

TABLE IV-2

INTEREST RATES			
Effective Rate on Conventional Home			
Mortgage Loans for New Homes			
(National Average for All Major Type of Lenders)			
QUARTERLY AVERAGES, 1980-1990			
	1980	1983	1990
1st Quarter	12.14	13.35	12.13
2nd Quarter	13.12	12.48	11.94
3rd Quarter	12.36	12.47	11.24
4th Quarter	12.98	12.34	11.01
Average	12.65	12.66	11.58

Source: Building Industry Association of the San Joaquin Valley, 1991

Local mortgage rates were very high in 1980 and 1981, peaking at about eighteen percent (18%) and curtailing most housing market activity. The years 1982 and 1983 saw a lowering of rates to between twelve and fourteen percent on average, and a concomitant increase in home sales. At the 18 percent peak interest rate, a 90 percent loan on a \$67,000 house (1979 average price) required a monthly principal and interest payment of \$909 and a gross monthly income of \$2,728 (\$33,736 annual income). This is based on a three to one (3 to 1) monthly income to mortgage payment ratio. (The 90 percent loan was used for evaluation, because during the 1980-1981 time period, FHA loans, calculated at 95 percent of value, were not a viable option for most buyers, the number of points being extremely high at that time.) Since then, with an upswing in the economy in the mid 1980's, and a strengthening economy in 1991, FHA loans are again a viable option for home buyers. Points and interest rates are lower and as a result, home buyers can qualify for FHA loans.

As of March, 1984, the Federal Housing Administration (FHA) 30-year loan rate was approximately thirteen percent (13%). Beginning in the first quarter of 1985, and continuing

through the last quarter of 1989, interest rates began a steady decline from 12.13 percent to 10.25 percent. Interest rates rose slightly in 1988 and 1989 to average 10.75 percent and 11.50 percent respectively. In 1990, interest rates began declining to an average of 10.0 percent. By June, 1991, local lenders were offering interest rates averaging as low as 9.5 percent on a 30-year mortgage. In March and April, 1991, 8 1/2% to 9 1/2% interest rates were available from local lenders.

Financing Options

Mortgage Lending Trends in California

Considering information presented at a September, 1991 construction industry conference in San Francisco, banks and savings and loan associations are trying to avoid another Savings and Loan crisis and have dramatically curtailed the amount of money available for construction.

Although 1991 interest rates were at their lowest point in many years, down payment requirements were a barrier to many potential home buyers. At that time, an economic-recovery package of legislation was before Congress. Proposals included tax credits for first-time buyers and provisions permitting the use of IRA funds for down payments without having to pay taxes or a penalty for early withdrawal.

As of September, 1991, the national average first-year interest rate on adjustable mortgages or ARMs, stood at 6.78 percent. That was nearly 25 percent below the average rate of 8.98 percent on a thirty-year fixed-rate loan. The ARM has an advantage over the fixed rate: it could stay below the lifetime cap. But the hope of saving money with an ARM often does not compensate for the risk of defaulting, should interest rates rise. The guiding principle in using ARMs prudently is to ensure that borrowers can afford the worst case interest rate or cap.

Table IV-3 identifies the number and amount of housing loans, by lending institution, during the first quarter of 1992 for all of Tulare County.

Interest Rates and Points

As of October, 1991, some loans which had loan to value ratios of 80 percent or less, had interest rates between 8.0 to 8.5 percent, and from one to two (1 to 2) points. But such loans most commonly had interest rates of 9.0 to 9.5 percent and between two and two and one-half (2 to 2 1/2) points. This was the same range as for the loans with loan to value ratios greater than 80 percent.

TABLE IV-3

TULARE COUNTY TRUST DEED REPORT FIRST QUARTER, 1992		
BANKS	NUMBER OF LOANS	AMOUNT (\$)
Visalia Community Bank	338	38,268,700
Bank of Sierra	326	36,385,900
Mineral King National Bank	267	26,496,800
Bank of America	175	10,590,500
Wells Fargo Bank	151	10,347,200
Great Western	133	9,886,800
Security Pacific National Bank	182	8,795,800
Glendale Federal	101	7,996,400
First Interstate	76	5,408,400
Kaweah Thrift & Loan	33	2,212,400
California Federal	25	1,778,600
Western Farm Credit	1	576,000
MORTGAGE COMPANIES		
Provident Mortgage	225	21,433,500
United Savings Bank	141	14,768,800
Commonwealth United - SW	109	10,634,900
All Pacific	123	10,630,000
Mission Hills Mortgage	45	4,286,400
Norwest	30	2,766,000
CREDIT UNIONS		
Valley Oak Credit Union	13	812,800
Tucoemas	10	364,000
FINANCE COMPANIES		
Finance and Thrift	28	451,500

Source: Chicago Title, Visalia

Revenue Bond Financing

Revenue bond financing was an increasingly popular financing mechanism in the mid 1980's. The bond programs, at their best, helped the construction industry to continue building during an extremely inflationary time period. City and County-authorized and California Housing Finance Agency (CHFA) Revenue Bond Programs for single-family housing were particularly useful, but the programs also have been subject to problems, and their utility and the community's favor and interest have both waxed and waned. For instance, local Bond Programs for single-family housing flounder when market rate interest drops to a level below the rate established for the Bond Program.

San Joaquin Building Industry Association officials indicated that the California Housing Finance Agency Multiple-family Revenue Bond Program has not been competitive and with the decrease in the prime interest rate and other adjustments, it may not be popular in the near future. Even the terms of conventional mortgages may prove insurmountable for low- and moderate-income households. The up-front costs for 10 and 20 percent down payments, plus mortgage points, loan fees and title and escrow fees can present a significant obstacle to homeownership.

Governmental/Physical Constraints

Land Use and Development Controls

As mentioned previously, controls of this type are imposed at a variety of governmental levels including federal, state, regional, county and city. Generally speaking, two types of development controls are legislated by the State: mandatory controls (such as the requirement that counties adopt a General Plan) and enabling legislation (such as laws permitting local zoning controls) which allow counties to enact ordinances regulating certain activities. Some local governments choose to avail themselves of more legislative opportunities than others, depending upon local conditions and sentiment. This subsection contains a discussion of plans and ordinances unique to Tulare County, as well as State and Federal controls with which the County must comply.

General Plan

As required by State law, Tulare County has a General Plan consisting of seven mandated elements (Land Use, Circulation, Housing, Safety, Noise, Conservation and Open Space). In addition, Tulare County has adopted eight optional elements: Urban Boundaries, Recreation, Water and Liquid Waste Management, Airport Master Plan, Flood Control Master Plan, Library Master Plan, Scenic Highways and Seismic Safety.

The Urban Boundaries Element, along with the Rural Valley Lands Plan and Foothill Growth Management Plan (which are part of the Land Use Element), were discussed in Chapter I, along with the Water and Liquid Waste Management Plan.

The adopted Community Plans designate areas suitable for residential and rural residential development. For the areas surrounding incorporated cities, the policies contained in the Urban Boundaries Element dictate that most residential development (other than rural residential) will actually occur upon annexation to the City.

Unincorporated communities which do not have incorporated Community Plans are designated in the 1964 Tulare County Area General Plan as Rural Service Centers. According to the Plan, rural service centers will be limited almost exclusively to areas which function as service centers to surrounding farm areas and highway travelers, in keeping with their historic and current functions.

Zoning Ordinance Requirements

The Tulare County Zoning Ordinance provides for several different single-family, multiple-family and mobilehome zoning classifications which are categorized by allowable density in Table IV-4.

In addition, single-family dwellings, mobile homes and farmworker housing (but not subdivisions) are permitted in all agricultural zones.

The previous chart shows the maximum density permitted in various residential zones. However, availability of community water and sewer facilities is the controlling factor in determining the actual density which can be approved for a particular project. The chart below shows the minimum site area required, based upon availability of those facilities.

With community water and sewer systems	Maximum density allowed by zoning
With community sewer system, individual well	8,000 sq. ft.
With community water system, septic tank	12,500 sq. ft.
With individual well and septic tank	1 acre

*Tulare County Planning and Development Department
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TABLE IV-4

MAXIMUM ALLOWABLE DENSITIES Tulare County Unincorporated Area		
ZONE	DESCRIPTION	MAXIMUM ALLOWABLE DENSITY
R-A	RURAL RESIDENTIAL	6,000 SQ. FT.
RA-43	RURAL RESIDENTIAL	1 ACRE
R-A-100	RURAL RESIDENTIAL	2.5 ACRES
R-A-217	RURAL RESIDENTIAL	5 ACRES
R-O	SINGLE FAMILY ESTATE	12,500 SQ. FT.
R-1	SINGLE FAMILY RESIDENTIAL	6,000 SQ. FT.
R-2	TWO FAMILY RESIDENTIAL	3,000 SQ. FT.
R-3	MULTIPLE FAMILY	600 SQ. FT.
MR	MOUNTAIN RESIDENTIAL	20,000 SQ. FT.
F	FOOTHILL COMBINING ZONE The F Zone is intended to be combined with the PD Zone (Planned Development) for use within areas designated as "Development Corridor" or "Foothill Extension" by the Foothill Growth Management Plan, an element of the Tulare County General Plan.	
M	SPECIAL MOBILEHOME ZONE The purpose of this zone is to provide for mobilehome use in communities and rural areas where, under certain conditions, a mixture of conventional housing and individual mobilehomes for residential use is desirable. This special zone may be applied only in conjunction with the following zones: R-A, R-1, PD, F, and MR.	
<i>Source: Tulare County Zoning Ordinance</i>		

It is evident that availability of community sewer and water systems is critical to the provision of higher density zoning in the unincorporated area. As mentioned previously, general plan policies encourage most urban residential development in the unincorporated area around cities to occur upon annexation to the city, in conjunction with city sewer and water systems. Residential development in the foothills is dependent upon the holding capacity of the site with regard to water, waste disposal and other physical considerations.

The Tulare County Zoning Ordinance contains no minimum square footage requirements for residential structures. The following are standard provisions and requirements of the R-A, R-1 and R-2 residential zones:

*Tulare County Planning and Development Department
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Rural Residential (R-A)

Setbacks: 25 foot front yard (may vary)
 3 to 5 foot side yard
 25 foot rear yard (may vary)

Coverage: No limitation

Off-street parking: 1 space

Height: Maximum of 2-1/2 stories and 35 feet

Single-Family (R-1)

Setbacks: 25 foot front yard (may vary)
 3 to 5 foot side yard
 25 foot rear yard (may vary)

Coverage: No limitation

Off-street parking: 1 space

Height: Maximum of 2-1/2 stories and 35 feet

Multiple-Family (R-2 and R-3)

Setbacks: 25 foot front yard (R-2); 15 foot (R-3) (may vary)
 3 to 5 foot side yard
 25 foot rear yard (R-2); 15-20 foot (R-3) (may vary)

Coverage: No limitation

Off-street parking: 1 space per dwelling unit

Height: Maximum of 2-1/2 stories and 35 feet (R-2); 4 stories or 50 feet (R-3)

The Tulare County Zoning Ordinance also permits Planned Unit Developments (PUDs). A PUD may be entirely residential (usually a combination of different densities and dwelling types) or may contain residential, recreational, neighborhood commercial and professional office uses.

The purpose of the planned development is to allow a variety of dwelling types and/or land uses, which complement each other and harmonize with existing and proposed land uses, to coexist in the vicinity.

The Zoning Ordinance contains a mobilehome combining zone which may be applied in conjunction with the "R-A" Rural Residential Zone, the "R-1" Single-Family Residential Zone, and the "PD-F" Planned Development - Foothill Zone. This zone permits individual mobilehomes in communities and rural areas where a mixture of conventional housing and individual mobilehomes for residential use is appropriate. Mobilehomes in this zone which meet specified standards must be placed on permanent foundations.

Individual mobilehomes are also permitted in all agricultural zones. Mobilehome parks are allowed by special use permits within the R-A, R-O, R-1, R-2, R-3, O (Recreation) and CO (Commercial-Recreation) zones. Mobilehome subdivisions are allowed, by use permit, within the R-A, R-O, R-1, R-2 and R-3 zones; however, a use permit is not required if the Mobilehome Combining Zone has already been applied to the site.

Required On- and Off-Site Improvements

The Tulare County Subdivision Ordinance requires subdividers to provide certain urban improvements as a condition of approval for subdivisions and parcel maps. Development to full urban standards is only required within city and community urban improvement boundaries, as specified by the Urban Boundaries Element. In addition, owners or developers must provide whatever off-site improvements are necessary to properly serve the property (e.g., sewer lines, water lines and roads).

The County of Tulare requires that the developer of a residential subdivision provide certain improvements, including, but not limited to, the following:

- . roads;
- . curb and gutter;
- . sidewalks (within urban improvement and urban development boundaries);
- . sewer and water lines (where there is an existing system);
- . proper grading for drainage;
- . fire hydrants;
- . off-street parking;
- . irrigation ditch piping or enclosure; and
- . manholes, sewer, water and utility laterals and service connections, as applicable.

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Proposed development within a quarter mile of an existing city or community sewer or water line is required to connect that system as a condition of project approval.

City/County Coordination

Any development proposed in the unincorporated area within a city's Urban Area Boundary is forwarded from the County to the affected city for review and comment. Because it is planned that most land within these boundaries will at some future time be part of the cities, the County Planning Commission and Board of Supervisors give serious consideration to the approval or denial of a project. Unincorporated communities with municipal advisory councils are also afforded an opportunity to comment upon proposed projects within their respective communities.

Amendments to the Urban Boundaries Element, adopted in 1983, provide that new urban development around cities should occur within city limits. Proposed developments are referred first to the adjacent city to determine whether the city is willing and able to annex the property for development purposes. If the city cannot or will not annex, development may be approved within the County if the public service impacts are within the service capabilities of the County and affected special districts, and if the use and density proposed are determined to be consistent with the County's General Plan and compatible with the city's General Plan. These policies apply only to cities with adopted Urban Development Boundaries.

Building Codes and Enforcement

The County of Tulare has adopted and enforces the Uniform Building Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code, Uniform Housing Code and Uniform Code for Abatement of Dangerous Buildings. Enforcement, due to limited staffing, is restricted to the inspection of new construction and remodeling, and code enforcement of existing structures on a complaint basis. The impact of the new State-mandated energy standards on housing costs is discussed in the Section entitled Energy Conservation.

Sewer and Water Service

In the unincorporated area of Tulare County, sewer and water services, where provided, are supplied by special districts created for that purpose. These districts often suffer from a lack of adequate funds and staff to properly maintain or expand their services.

Tables III-IA through III-1G in Chapter III contains an analysis of projected future available sites for those unincorporated communities which have community water and/or sewer systems and for communities without these services. The County has formed a countywide County Service Area which could be activated to provide services of this type, upon the request of the community.

The costs of providing these services can be met through a combination of assessments, user fees, grants and loans.

Rural density residential development is commonly served by septic tanks and individual wells. Lack of community sewer and water systems, in addition to posing potential health hazards, can result in further constraints on residential development. As an example, the Farmers Home Administration will not loan any money for new housing unless the site can be provided with community sewer service.

Park and Open Space Development

The County of Tulare operates and maintains nine parks countywide. The County has no current plans to acquire and develop new parks, due to budgetary constraints. The County does not assess a land dedication fee for the development of parks and recreation (also known as Quimby fees) upon new residential development.

Schools

Fifty-seven school districts serve Tulare County. Of these districts, five do not assess impact fees upon new residential development.

Permit Approval Process

The types of residential development permits required by the County of Tulare were discussed above. In addition, any new division of land must comply with the provisions of the State Subdivision Map Act and the Tulare County Subdivision Ordinance.

Processing Time

In comparison to most California cities and counties, application processing time is relatively short in Tulare County. Average processing times for different types of applications are listed below. Obviously, some applications take longer to process than others, and numerous factors can be responsible for delays, but generally speaking, the entire process has been fairly well streamlined. For example, if more than one permit approval is required, (e.g., zone change and subdivision map), they are processed simultaneously.

The times shown below include the entire period from the date an application is accepted as complete until final approval or denial is received.

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Change of Zone	4 to 6 months
Site Plan Review of Foothill Subdivisions	1 to 3 months
Tentative Subdivision Map with Negative Declaration	3 to 6 months
Tentative Subdivision Map with EIR	1 year
Building Permit	1 day
Special Use Permits	1 to 2 months
Residential P.U.D.	4 to 6 months

Compliance with the requirements of the California Environmental Quality Act (CEQA) is handled simultaneously with an application for a particular project. Environmental review does not particularly lengthen the processing time for a project, unless it is an environmental impact report (EIR). All projects are processed within the statutory time limits specified by CEQA.

Fees

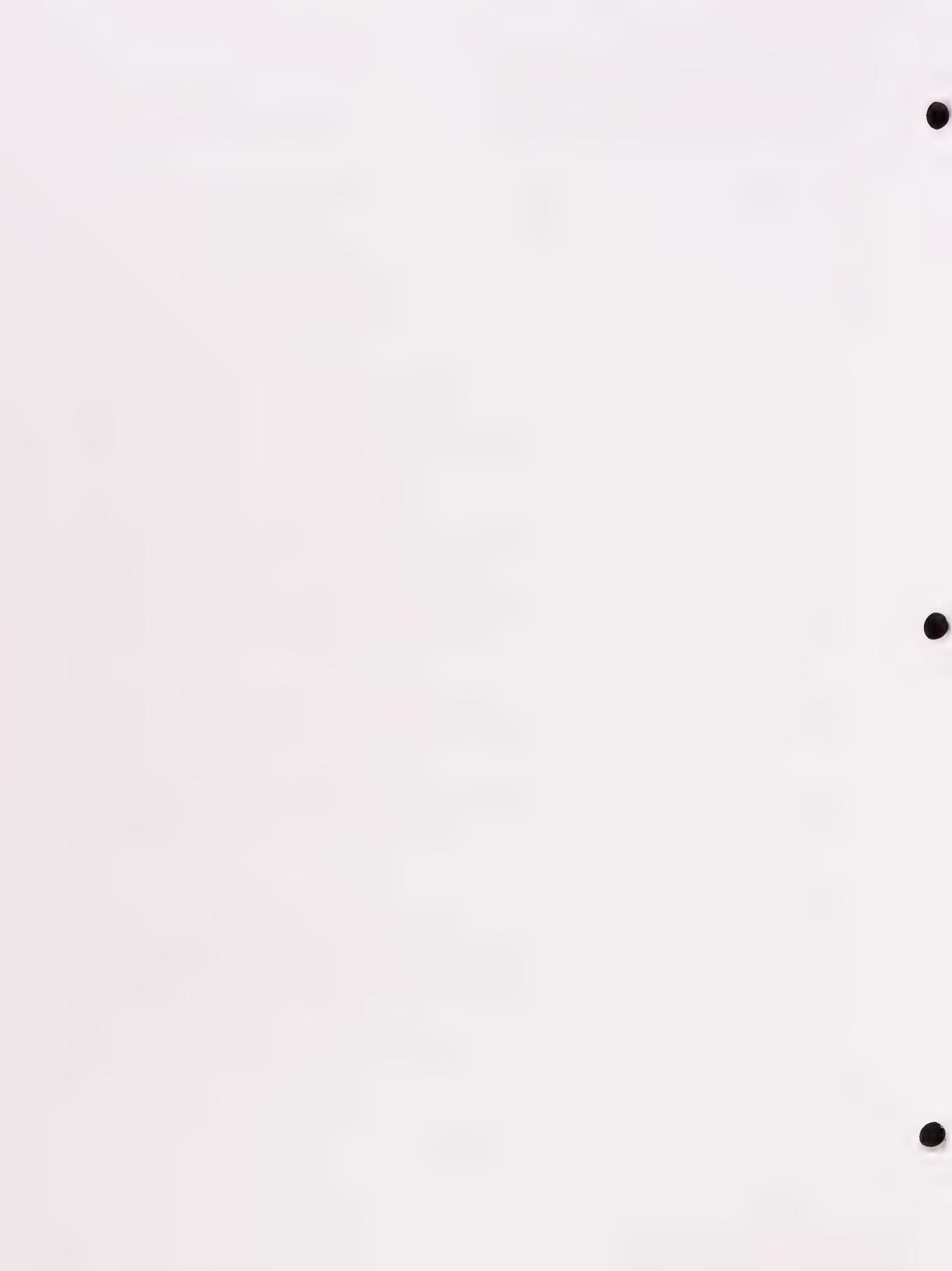
The Planning and Development Department and Public Works Department charge fees for various services associated with residential projects. As with most California counties, Tulare County's fees for these services have increased several times following passage of Proposition 13 in 1978. It is estimated that planning fees, most recently raised on May 12, 1992, now recover approximately 45% of the cost of providing the service. Building permit fees are determined by the estimated value of the structure or improvement.

In addition to fees charged by the County, special districts charge hookup fees for sewer and water service. These fees vary from district to district, and do not exceed \$800 per dwelling unit for sewer and \$1,650 per unit for water.

Some districts require hook-up fees in advance of actual building permit issuance. As a result, developers may be required to finance those fees. The costs to finance these fees may be passed on to the home buyer which may increase the cost of housing.

Article 34 Referenda

Under the terms of the California Constitution, low income rental housing owned by a public agency must be approved by a majority of local voters, a process which may pose an obstacle to approval. According to the Tulare County Housing Authority, authorization for only 86 units remains to be utilized, of which 76 units are in Springville and 10 units are in London.



CHAPTER V PROGRESS IN MEETING HOUSING NEEDS

The previous chapters have identified housing characteristics, housing needs and constraints to the provision of housing in Tulare County. On a more positive note, this chapter discusses the progress which has been made in meeting the housing needs of Tulare County. More specifically, this chapter contains a discussion of progress toward meeting new construction needs identified in the 1991 Tulare County TCAG Regional Housing Needs Plan a description of existing housing programs in operation in Tulare County, and an evaluation of the County's success in meeting housing needs and implementing policies and programs which were contained in the Housing Element adopted in 1984. This chapter also contains a discussion of opportunities for energy conservation in the production of new housing, and the application of energy-saving techniques to existing housing.

Production of New Housing

The following progress toward meeting 1990-1997 new housing construction needs, as identified in the Regional Housing Needs Plan , has been made in the Tulare County unincorporated area:

TABLE V-1

PROGRESS IN MEETING NEW HOUSING NEED Tulare County Unincorporated Area 1990-1997					
Year	Single-Family*	Multiple-Family*	Mobilehomes*1	Other*	Total
1990-1997 Need for New Units	4,270	1,135	757	65	5,405
1990-1992 New Units Constructed	578	188	182	N/A	766
1992-1997 Remaining Need	3,692	947	557	N/A	4,639

* Based on the percentage of dwelling units by type from the 1990 U.S. Census and includes units demolished in 1990 and 1991.
*1 Included in Single Family Estimates.

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Estimated progress toward meeting the TCAG-identified needs of the very-low, low, moderate and above moderate income groups is identified in Table V-2.

TABLE V-2

ESTIMATED PROGRESS TOWARD MEETING NEW HOUSING NEED BY INCOME GROUP Tulare County Unincorporated Area, 1990-1992					
Year	Very Low	Low	Moderate	Above Moderate	Total
1990-1997	1,404	1,242	1,067	1,696	5,405
1990-1992	111*1	98*1	288*2	451*2	948
1992-1997	1,293	1,144	779	1,245	4,457

*1 Based on the percentage increase in the number of units which were estimated to be affordable between 1990 and 1997 considering 1980 U.S. Census Income data (reference Table IV-3).

*2 Based on the percentage of units needed between 1990 and 1997.

Progress in Meeting Affordability Needs

The 1984 Housing Element determined affordability (households paying more or less than 25% of their gross income for housing) for the low- and very-low income groups. The 1984 Housing Element compared household income (estimated 1980 Census data) with median rent payment figures.

This document applied median rent payments to affordability using 1990 Census data on median contract rent and 1990 median income figures developed by the Federal Department of Housing and Urban Development (HUD).

Based upon this approach, Table V-3 identifies previous and projected progress in meeting affordability needs in the unincorporated area between 1978 and 1997.

TABLE V-3

Progress in Meeting Affordability Needs (Unincorporated Area)

1978 Lower Income Nonmarket Rate Households	13,376
1980 Lower Income Nonmarket Rate Households	8,233
1983 Lower Income Nonmarket Rate Households	9,657
1990 Lower Income Nonmarket Rate Households	7,524
1997 Lower Income Nonmarket Rate Households	7,071*1

*1 *1997 Household projection based upon historic growth rate between 1980 and 1990.*
Source: *1980 and 1990 U.S. Census, Tulare County Planning and Development Department, 1984 and 1992.*

Existing Housing Programs

Several housing and community development programs are or have been operating within the unincorporated area of Tulare County, which alleviate the housing needs identified in previous sections. This section contains a catalog of existing programs, both public and private. Some are not formal programs per se, but rather actions which the County and private entities have taken to address the housing needs which exist in the unincorporated area.

Tulare County Housing Authority

The Tulare County Housing Authority has been officially designated as the local public housing agency for the County of Tulare by the Board of Supervisors. The Housing Authority maintains offices in Visalia (central and local), Dinuba, Tulare, Porterville, Springville, Linnell and Woodville, operates community centers in Dinuba, Tulare, Porterville, Visalia, Springville and operates the Woodville and Linnell farm labor centers. In addition to operating many different housing programs throughout the County and within the eight incorporated cities.

In the Tulare County unincorporated area, the Housing Authority owns and manages housing in the communities of London, Goshen, Cutler, Linnell, Woodville and Terra Bella. The Housing Authority also manages the Sequoia Dawn senior citizen housing project in Springville. The total number of units owned and managed by the Housing Authority in the unincorporated area is as follows:

Terra Bella	14
Woodville	174
Linnell	189
Traver	10
Goshen	20
London	20
Cutler	55
Springville	<u>112</u>
TOTAL	594 units

In addition, the Housing Authority administers the Section 8 rental assistance program countywide. This program allows eligible low income tenants to find the rental unit of their choice (which meets federal standards for housing condition and maximum rents). The difference between 25 to 30% of the tenants' incomes and the actual rent is subsidized. Figures are not available for the number of households participating in this program in the unincorporated area, but the tenants are free to locate anywhere in Tulare County where housing is available and which meets program requirements.

County of Tulare

Community Development Block Grants

The Community Development Block Grant Program, Funded by the U.S. Department of Housing and Urban Development (HUD), was established by the Housing and Community Development Act of 1974. The objective of the program was to combine several categorical programs into a Block Grant that would provide local government an opportunity to assess their own community development needs and establish their own funding priorities within certain limitations. Further limitations were placed upon non-entitlement counties and cities (such as Tulare County) requiring small cities and counties to compete with each other for program funds. The type of activities and percentage of low and moderate income households benefiting are major considerations in the selection process.

Administration of the C.D.B.G. Program was transferred to the State Department of Housing and Community Development (HCD) in 1982. Under both the HUD and HCD Administered C.D.B.G. Program, Tulare County has fared well in competition, having received a total of \$6,705,107 since the inception of the program for housing rehabilitation and improvements to public facilities. A total of 246 units have been rehabilitated in the unincorporated area during the period 1979-92 as a direct result of this program.

Housing Bond Program

Having determined that a substantial need for more affordable housing construction, rehabilitation and acquisition financing existed in Tulare County, the Board of Supervisors, on July 1, 1980, passed a resolution to issue \$14,090,000 in low interest, tax exempt mortgage revenue bonds. These funds provided financing for the acquisition, construction and rehabilitation (including refinancing) of housing within Tulare County. The eight unincorporated cities were authorized to enter into cooperative agreements with the County to provide loans for housing within the cities.

All of the funds generated by the bond issue were utilized, and approximately 200 units were constructed countywide as a direct result of this program. Due to this program's success, the Board of Supervisors initiated a similar resolution on March 23, 1982, for an aggregate amount of \$31.2 million. However, due to a decline in conventional interest rates, the notes were called and the program was not implemented.

Ordinance and Procedure Amendments

Since the adoption of the 1984 Housing Element, the County of Tulare has undertaken several ordinance amendments and streamlined various departmental procedures in an effort to provide more housing opportunities and reduce application processing time and paperwork. Examples of changes which have been made include:

- Implementation of a one-stop counter procedure for providing service to applicants for building permits. The Planning and Development Department now coordinates permit processing for the Public Works and Environmental Health Departments as well as Planning and Development.

Private Nonprofit Housing Providers

The primary private, nonprofit corporation providing housing services in Tulare County is Self-Help Enterprises, Inc. Headquartered in Visalia, this corporation was formed in 1965 and serves eight San Joaquin Valley counties. To achieve its stated purpose of improving the living conditions of the San Joaquin Valley, Self-Help Enterprises, Inc. has developed three distinct program areas: new housing, housing rehabilitation and community development (community facilities). Using the "sweat equity" concept, families reduce costs by directly participating in the construction and rehabilitation of their own homes.

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Tulare County and several of the cities contract with Self-Help Enterprises, Inc. for operation of the housing rehabilitation portion of their CDBG programs. In addition to their work for the County and the cities, Self-Help Enterprises, Inc. performs weatherization improvements throughout the County. Information about the accomplishments of this program indicates that between 1987 and 1991, 1,568 units have been assisted. In addition, Self Help Enterprises, Inc. has assisted or is currently assisting 171 families in single-family homes through its Rehabilitation Program between 1984 and 1990.

The new housing program involves the acquisition and subdivision of land, securing loans from the Farmers Home Administration, and assisting families in the loan application process. Under supervision, the families pool their labor during construction, each family contributing 1,300 hours during the process.

Farmers Home Administration Projects Located In Tulare County:

<u>Single Family Projects</u>	<u>Units</u>	<u>Loans</u>	<u>Status</u>
Ivanhoe Oakwood Estates	15	\$1,000,000	Homes were completed in Feb/Mar, 1992
Ivanhoe Olive Village	50	\$3,250,000	Homes are under construction
Ivanhoe Self Help	24	\$1,440,000	Homes are under construction
Richgrove Self Help	78	\$4,000,000	Infrastructure construction began May, 1992
Dinuba Self Help	76	\$4,250,000	Infrastructure to begin July, 1992
Woodlake Self Help	27	\$1,500,000	Homes completed in March, 1992
Orosi Sierra Estates	50	\$3,200,000	Infrastructure construction to begin may, 1992
TOTAL:	320	\$18,640,000	

<u>Multi-Family Projects</u>	<u>Units</u>	<u>Loans</u>	<u>Status</u>
Woodlake Gardens	48	\$2,000,000	Construction completed Dec, 1991
Orosi Investors	42	\$1,853,000	Construction proposed Fall, 1992
TOTAL:	90	\$22,493,000	

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<u>Water and Waste Projects</u>	<u>Type/Cost</u>	<u>Loans/Grants</u>	<u>Status</u>
Poplar	Sewer \$3,122,158	\$642,000/480,000	Loan/Grant approved. Proposed construction Summer, 1992
Tulare CSA#1	Sewer *Yettem *Delft Colony *Traver	(*for 6 Areas) \$1,042,800 \$1,771,700 \$2,017,400 *Tonyville *Tooleville *Seville	\$89,900/\$35,900 \$151,900/\$106,000 \$124,200/\$0.00 \$129,200/\$106,000 \$66,600/\$25,600 \$102,500/\$48,000
Lindcove	Sewer \$2,398,500	\$125,000/\$375,000	State Small Community Facilities Program and County working towards agreement to start construction
Delft Colony	Water \$699,591	\$85,500/\$214,000	Preapplication approved waiting final action by County before funding
Yettem	Water \$693,250	\$45,904/\$247,300	Preapplication approved waiting final action by County before funding
Tule River Indian Reservation	Emergency Water \$270,000	Grant \$270,000	Project funded, construction proposed Summer, 1992
SUBTOTAL:		\$ 1,562,704/\$1,907,500	
TOTAL FmHA FUNDING:		\$24,055,700	

Summary Evaluation of Implementation of Policies and Programs
Contained in the 1984 Housing Element
by the Community Development Division

Goals, Objectives and Policies

Many of the goals, objectives and policies contained in the 1984 Housing Element are long-range and continuous in nature and require ongoing implementation. However, some policies were more specific and progress can be measured. Policies of this type which have been implemented are listed below.

Implementation of Various Housing Programs

In 1985, the Community Development Division of the Planning and Development Department was formed with the intent of attracting state and federal funds to the County for activities such as housing rehabilitation, capital projects (sewer and water systems), and economic development. This division consolidates the administration of several community development related

operations and activities. The Division's capital projects are primarily intended to solve health and safety problems, with the Goshen and Cutler Rural Economic Development Infrastructure Program (REDIP) projects being the exception.

It was anticipated that revenues would be available to help offset the costs of maintaining this division. CDBG grants and other grant funds authorize the use of a portion of the funds (up to 7.5 percent) for administrative costs. Assessment fees (user rates) from County Service Areas would also accrue to the County. A portion of the costs are also subsidized by the Tulare County Association of Governments membership dues for services rendered to member agencies.

The perceived duties and responsibilities of the Community Development Division, as set forth in the 1984 Housing Element, are addressed below and each is followed by a synopsis of that activity.

- *Aggressively seek and administer community development grants, including Community Development Block Grants, Economic Development Administration, Farmers Home Administration, Clean Water, Urban Development Action Grants, etc.*

The Division has effectively sought and received CDBG funds for housing rehabilitation and DWR funds for Safe/Clean Drinking Water projects.

CDBG	-	\$ 3,290,000 in Grants
EPA/SWRBCB	-	\$15,000,000 Total Value
DWR/SDW	-	\$ 2,000,000 Total Value

- *Staff and administer County Service Areas*

There are presently five Redevelopment Areas administered by staff, and five PACS as follows:

Traver	Cutler/Orosi
Richgrove	Goshen
Earlimart	

Project Area Committees have been established in each community. These committees are advisory to the Board of Directors. Support service agreements are in place with the County for assistance of General Services, County Counsel, Public Works and the Auditor-Controller. The following projects have been completed:

- Goshen Rural Economic Development Infrastructure Program Project (REDIP) has been completed.

- A portion of a 37 acre industrial park in Cutler to develop agriculturally related enterprises.
- Trash collection/cleanup program has been completed in Goshen and will be executed in the other project areas.
- Preliminary application for an Enterprise Zone Designation which includes the Redevelopment Areas of Cutler/Orosi, Traver and Goshen.
- A Redevelopment Area Draft Policies and Procedures manual is under development.
- Development Standards are also being drafted.
- *Implementation of the County Housing Element; liaison with the County Housing Authority, nonprofit housing providers and private developers*

The division works to meet the goals of the County Housing Element as expressed by the accomplishments set out in the next section; and, coordinates these activities with the Housing Authority, Self-Help Enterprises, Inc. and private developers seeking assistance.

- *Coordinate future housing and industrial bond issues*
- *Liaison with the Economic Development Corporation and Private Industry Council; seek and administer CDBG funds for economic development purposes*

Staff actively cooperates with the EDC and PIC to attract new business and industry to the County. Assistance was provided with the following firms: California Milk Producers, Peatco, Patio Industries, and Kaweah Container. Current projects are: two motel/restaurant/service station proposals, a regional mall and two food processing firms. Ten companies principally agriculture related have expressed interest in Tulare County and receive information as needed.

The division has applied for and received planning grants under the CDBG program.

1989 - The grant funds were used to develop the Goshen Marketing Plan and industrial/commercial site inventory, and accomplish aerial photo and topographic mapping of the community for design of a sewer/storm water drainage system.

1990 - Research, analysis and report for potable water alternatives in the Community of Richgrove have been performed under a technical assistance grant.

1991 - Application and implementation of a) housing condition survey [3 communities for housing rehabilitation, and 27 additional communities for 1992 Housing Element data], b) interest income surveys.

The following Capital Projects have been constructed and are in operation:

- Tooleville sewer collection system and treatment plant
- Wells Tract sewer collection system and lift station
- Wells Tract water distribution system
- Balch Park water distribution system
- Yettem sewer collection system and lift station
- Seville sewer collection system and lift station
- Delft Colony sewer collection system and treatment plant
- Lemon Cove water distribution system/production well
- El Rancho sewer collection system

● *Special District Liaison*

● *Act as special district administrator for 1911, 1913 and 1915 Act Assessment Districts.*

Evaluation of Implementation of Policies and Programs
Contained in the 1984 Housing Element

Goals, Objectives and Policies

Many of the goals, objectives, policies and programs contained in the 1984 Housing Element are long-range and continuous in nature and require ongoing implementation. However, some policies were more specific and progress can be measured.

I.1 **Encourage the construction of new housing units for "special needs" groups, including senior citizens, large families, single heads of household and handicapped households.**

I.11 **Coordinate with the Housing Authority to pursue development of rental housing for large families, as well as providing for other housing needs and types.**

The County has continued to coordinate with the Housing Authority and Self-Help Enterprises, Inc. in the pursuit the development of new housing units for "special needs" groups.

1.12 Develop criteria for sites appropriate for large family rental housing and identify such sites; develop incentives for this type of development such as density bonuses, other tradeoffs (such as revised improvement requirements), and development agreements. Amend zoning ordinance to incorporate these criteria.

The County has implemented Density Bonus allowances, as well as provisions incorporated into the Planned Unit Development standards contained in the Zoning Ordinance.

1.13 Formulate site development standards for multiple family dwellings to assure that there is an accessible pathway between the property line and the primary entrance to the building.

All multi-family dwelling units are subject to the Site Plan Review process.

1.14 Amend the use permit criteria for second units in the Zoning Ordinance to provide incentives for the construction of second units which are accessible to the handicapped.

It was not necessary to amend the Zoning Ordinance, since incentives addressed through the American Disabilities Act and State regulations have implemented these standards as part of permit processing.

1.2 Encourage the construction of 238 year-round housing units for permanent farmworkers in the unincorporated area by 1990.

1.21 Request the County Housing Authority to make application for farmworker housing grants for sites in the Tulare County unincorporated area.

The County Housing Authority has applied for Farmers Home Administration Funding, and Self-Help Enterprises, Inc. has utilized State Rental Housing Construction Funds to provide for farmworker housing. Through the administration of the Farm Worker Housing Grant (FWHG), Self-Help Enterprises, Inc. rehabilitated 4 single-family residences and constructed 12 new farmworker single-family residences during 1989-91.

Tulare County currently has 449 units available for farmworker housing, through the Tulare County Housing Authority.

- 1.3 Encourage Federal and State governments to expand and adequately fund housing programs for very low, low and moderate income households, to stimulate mortgage financing for such programs, and to revise program requirements that preclude certain programs from being utilized.**
- 1.31 Assign the responsibility to the proposed Community Development Division to serve as a housing advocate and liaison with State and Federal housing agencies.**

Since its inception in 1986, the Community Development Division has been, and will continue to serve as a housing advocate and liaison with State and Federal housing agencies.

- 1.32 On behalf of the Board of Supervisors, advocate housing opportunities in Tulare County with State and Federal elected officials and housing agencies.**

Since its inception in 1986, the Community Development Division has been, and will continue to serve as a housing advocate and liaison with State and Federal housing agencies.

- 1.33 Work with State and Federal elected officials and housing agencies to promote ease of use of State and Federal programs.**

Since its inception in 1986, the Community Development Division has been, and will continue to serve as a housing advocate and liaison with State and Federal housing agencies.

- 1.34 Provide information to local builders and developers regarding available housing programs.**

The County Planning and Development Department, as well as Self-Help Enterprises, Inc. and the Housing Authority continue to provide information to local builders and developers regarding available housing programs.

- 1.4 Encourage cooperation between private housing providers and the public sector to direct private resources to areas where housing needs are not being met.**

1.41 Authorize the Planning and Development Director to form a public/private sector committee to meet periodically to review housing needs and opportunities.

Public and private sector agencies have met informally to review housing needs and opportunities, focusing on Development Projects.

1.5 Encourage fair geographic distribution of new housing units to meet the needs of the "special needs" groups.

1.51 Monitor the location of new housing units and include information regarding geographic distribution in periodic housing reports.

This information is available through the County HP3000 permit processing system and is produced as required.

1.52 Adopt the findings of the Regional Housing Needs Determination prepared by the Tulare County Association of Governments.

A Regional Housing Needs Plan was adopted in May, 1991.

1.6 Continue to encourage, as part of the total new construction effort, the utilization by developers of modular housing units, prefabricated units and mobilehomes.

1.61 Continue present practices which do not discourage the use modular housing units, prefabricated units and mobilehomes.

The County has continued present practices which do not discourage the use of modular housing units and prefabricated units as long as they are placed on a permanent foundation, and mobilehomes as allowed by the County Zoning Ordinance.

1.62 Streamline the Site Plan Review process to allow more than two mobilehomes per parcel, not to exceed four, provided that two or more mobilehomes are not rented or leased.

Tulare County complies with State regulations governing mobilehome parks.

1.7 Annually review governmental procedures and fees for processing applications, inspections, environmental review, building permits and developmental services so that such procedures and fees will not inhibit housing development.

1.71 Form a task force of private sector advisors to review County permit processing and make suggestions for streamlining. In performing this task, the task force should:

- . compare County permit processing with the cities in the County;**
- . seek technical assistance from the State Office of Permit Assistance;**
- and**
- . review the list of ministerial and discretionary projects to determine whether more residential projects could be handled at an administrative level.**

Projects are streamlined through the "fast-tracking" process, as well as through the internal departmental review of projects to optimize staff resources and to process multiple projects concurrently.

1.72 Reduce application and plan checking fees for any housing project developed by public or private, nonprofit agencies that includes a percentage of total units for lower income households.

This program will be re-evaluated in the 1992 Housing Element.

1.73 Continue present practice of seeking public input whenever proposals are made to establish new fees or increase existing fees.

The County has continued to seek public input whenever proposals are made to establish new fees or increase existing fees through the public hearing process.

1.8 Encourage the construction of a broad range of housing types to provide opportunity of choice in the local housing market.

1.81 Continue to issue home mortgage revenue bonds when feasible, and investigate the feasibility of issuing bonds for multiple-family rental housing.

There has been no activity in this Program due to lack of available revenue bonds for multiple-family rental housing; however, the need and feasibility continues to be assessed annually.

Objective 2: REHABILITATE 250 DETERIORATED HOUSING UNITS BY 1990.

2.1 Develop incentives to encourage rehabilitation of substandard housing.

2.11 Make greater use of the State law which eliminates State tax deductions for depreciation for landlords with substandard rentals.

The County continues to encourage the use of the State Revenue and Tax Code to restrict tax deductions for depreciation by landlords with substandard rental units.

2.12 Reduce building permit fees for the rehabilitation of deteriorated housing units.

Fees for housing rehabilitation and for the hook-up of Low income families to sewer and water service have been waived under the Community Development Block Grant program. Building Permit Fees have also been waived on all housing rehabilitation projects in the program for low- and very-low income households.

2.13 Develop a comprehensive strategy addressing substandard housing through designation of target areas for the concentration of code enforcement, housing rehabilitation and community facility improvement efforts.

A Community Development Block Grant for Technical Assistance has provided funding to conduct a housing conditions survey in thirty-one unincorporated communities. Also, local housing rehabilitation organizations provide data on the needs of small unincorporated communities. The Building Inspection Department responds on a complaint basis to reports of substandard housing. The County's Community Development Block Grant Program Income Plan was designed to assist low- and very-low income families with housing rehabilitation needs outside target areas. If appropriate, the owner is referred to the Housing Rehabilitation Program.

2.2 Continue to seek funding for rehabilitation of substandard housing.

2.21 Determine whether additional grants can be sought, and coordinate with the County's Community Development Block Grant program.

The following programs and grants have been used with the Community Development Block Grant Program to provide services to Low and Very Low Income families.

Farmers Home Administration Loans
Economic Development Administration Grant for Infrastructure
Environmental Protection Agency Grant
State Special Circumstance Funds
Program Income Plan

2.3 Continue to use Community Development Block Grant funds for housing rehabilitation, in conjunction with improvements to public facilities.

2.31 Evaluate the current use of Community Development Block Grant funds to determine whether the funds can be leveraged.

Community Development Block Grant funds are leveraged with funds from the following agencies and activities:

- * Low Income Housing Energy Assistance Program, California Department of Economic Opportunity
- * Department of Energy
- * Southern California Gas Company - PUC Mandated SSI - Supplemental Security Income/Unmet Shelter Needs for Aged, Blind, Disabled
- * FWHG - Farmworker Housing Grant
- Section 504 Loan/Grant Program FmHA
- Housing Preservation Grant Program - FmHA
- Sweat Equity - Participant Contribution in the Housing Rehabilitation Program

* Administered by Self-Help Enterprises, Inc., a local non-profit housing agency.

CDBG funds are also used in conjunction with Farmers Home Administration, Clean Drinking Water, Department of Water Resources and Special Circumstance Assistance Grants for sewer and water hook-up projects.

2.4 Seek the assistance of nonprofit housing agencies in undertaking housing rehabilitation programs.

2.41 Continue the close liaison between the County of Tulare and Self-Help Enterprises, Inc.

The Community Development Division continues to work with all non-profit housing agencies in the County of Tulare to facilitate housing rehabilitation and provide services to income eligible households.

2.42 Develop a closer liaison with the Rural Community Assistance Corporation (RCAC).

Technical Assistance Grants from the RCAC have been received by Self-Help Enterprises, Inc. that were utilized in the communities of Lindcove and Toneyville.

The Rural Community Assistance Corporation publishes a newsletter that is received by Tulare County.

- 2.5 Investigate incentives to encourage owners of mobilehome parks to upgrade their facilities.**
- 2.51 Review available State and Federal grant and loan programs to upgrade mobilehome facilities and to inform park owners of these programs.**

Tulare County complies with State regulations governing mobilehome parks.

Objective 3: ENCOURAGE THE CONSERVATION OF EXISTING SOUND HOUSING UNITS TO ASSURE THAT THE TOTAL NUMBER OF DETERIORATED HOUSING UNITS IS NO GREATER IN 1990 THAN IT WAS IN 1980.

- 3.1 Establish incentives to maintain the existing housing stock in good condition.**
- 3.11 Establish local community awards programs to recognize property maintenance in order to enhance private efforts at housing conservation.**

Clean-up and "paint your house" days are ongoing and have been sponsored in conjunction with redevelopment projects.

- 3.12 Continue to use Community Development Block Grant funds and other appropriate funding sources to upgrade community facilities to assure conservation of the existing housing stock.**

This activity is ongoing. Grants from State Housing and Community Development are applied for each funding cycle to provide for housing rehabilitation and connection to sewer and water services. The County has also applied to the State Department of Water Resources for grant monies to construct waste water disposal and safe drinking water systems.

The following communities have benefitted from these activities:

Goshen	Springville	Lemon Cove	Traver
Strathmore	Delft Colony	Alpaugh	NE Orosi
Allensworth	Richgrove	East Orosi	Toneyville
Tooleville	Sultana	Wells Tract	El Rancho
Woodville	Ducor	Yettem	Tipton
Seville	Ivanhoe	Earlimart	Cutler

3.13 Actively seek all grants and low interest loans to maintain and upgrade the housing stock in the Tulare County unincorporated area.

As indicated above (3.12) the Community Development Division of the Tulare County Planning and Development Department reviews funding opportunities and annually submits applications for State Community Development Block Grant Funds. In addition, applications for Redevelopment Agency set asides are submitted annually.

3.2 Promote tenant responsibility toward conservation of the existing housing stock.

3.21 Continue existing education and training programs for tenants of federally-assisted housing and low-income homeowners.

State Housing and Community Development currently provides Family Self-Sufficiency funds for education and training programs that are utilized by the Tulare County Department of Social Services and other employment training agencies.

Objective 4: DEMOLITION OF 180 DILAPIDATED HOUSING UNITS BY 1990.

4.1 When occupied housing units are demolished due to public action, encourage the development of suitable replacement housing.

4.11 Assure that the Housing Authority gives displaced individuals priority placement in public housing.

Placement assistance is provided by the County Housing Authority which administers the mandated Federal Preference Program for individuals that pay more than 50% of their income for housing, those displaced by no fault of their own, or those in substandard housing units.

4.12 Target demolition efforts in areas where new affordable housing is scheduled to be constructed.

A Housing Condition Survey was conducted in thirty-one unincorporated communities, and will assist in targeting demolition efforts in areas where new affordable housing is scheduled to be constructed.

4.2 Develop incentives for the demolition of dilapidated housing units.

4.21 Eliminate the demolition permit fees for demolition of dilapidated housing units.

This program will be re-evaluated in the 1992 Housing Element.

4.22 Review existing residential zoning to determine whether higher density zoning would serve as an incentive for the removal and replacement of dilapidated housing.

This program is accomplished through the preparation of community plans and rezoning studies.

4.23 Make greater use of the State law which eliminates State tax deductions for depreciation by landlords with substandard rentals.

The County continues to encourage the use of the State Revenue and Tax Code for restricting tax deductions for depreciation by landlords with substandard rental units.

4.24 Encourage State and Federal funding for farmworker housing, and actively seek funding for such projects.

Farmworker Housing Grants are applied for by the County Housing Authority, Self-Help Enterprises, Inc., and are used separately, as well as leveraged with Community Development Block Grant funds, and County Redevelopment set aside funds.

4.3 Develop a systematic approach to identify and eliminate concentrations of dilapidated housing.

4.31 Develop a comprehensive strategy to address substandard housing, through designation of target areas for concentration of code enforcement, housing rehabilitation and community facility improvements.

All unincorporated communities are reviewed and considered for assistance as the need becomes apparent. The Building Inspection Department responds on a complaint basis to reports of substandard housing.

Objective 5: PROVISION OF ADEQUATE SITES FOR 6,631 HOUSING UNITS BY 1990, INCLUDING 5,177 SINGLE FAMILY DWELLINGS, 929 MULTIPLE FAMILY UNITS AND 525 MOBILEHOMES.

5.1 Promote development of "skipped-over" vacant lands within cities and within urban boundaries of unincorporated communities.

5.11 Review the zoning of "skipped-over" vacant lands in unincorporated communities to insure that present zoning is not impeding their development.

This program is accomplished through the preparation of community plans and rezoning studies.

5.2 Implement adopted community plans which designate adequate sites for residential development.

5.21 Approve subdivisions and divisions of land for housing development when such proposals are consistent with adopted plans.

The County has continued to approve subdivisions and divisions of land for housing development when such proposals are consistent with adopted plans and ordinances.

5.3 Assure a proper balance between the needs of housing and agriculture.

5.31 Amend the Zoning Ordinance to prohibit potentially incompatible agricultural uses (e.g., feedlots or dairies) within close proximity to concentrations of dwelling units.

The Zoning Ordinance requires special use permit approval for potentially incompatible agricultural uses within urban boundaries.

5.32 Amend the Zoning Ordinance to prohibit potentially incompatible agricultural uses (e.g., feedlots or dairies) within close proximity to concentrations of dwelling units.

Windshed and locational standards for feedlots and dairies have been applied as guidelines by the Planning Commission and Board of Supervisors. Staff may present policies or an Ordinance for consideration by the Board of Supervisors during Fiscal Year 1992-93 considering comments from the Agricultural Advisory Committee.

5.4 Prepare and continue to update community plans to provide adequate sites to provide adequate sites for all types of housing within urban boundaries of unincorporated communities, and zone such sites consistent with the community plans.

5.41 Systematically review existing community plans and zoning to assure that new community plans provide adequate residentially-designated sites.

This program is implemented during the preparation of community plans, rezoning studies and redevelopment plans.

5.42 Continue to prepare master environmental assessments for specific community plans in order to streamline environmental assessments on individual projects.

The County has prepared a master environmental impact report for the West Exeter Specific Plan, which will streamline environmental assessments on individual projects located within the plan area.

5.43 Review and revise, where appropriate, the urban boundaries of unincorporated communities.

A Planner III staff position was allocated through TCAG, and filled in 1992 to prepare an update to the Urban Boundaries Element. Projected completion of the Element is during Fiscal Year 1992-93.

5.5 Streamline regulations in areas designated for development.

5.51 Streamline the Site Plan review process by making the following revisions:

- . reduce the amount of information which must be submitted for minor projects; and
- . incorporate a final site plan waiver procedure

The Zoning Ordinance has been amended to allow the waiver of information for minor projects as well as a waiver procedure for a preliminary site plan.

5.52 Amend the Zoning Ordinance to reduce the number of projects which require use permits and to develop more specific standards to allow for administrative approval.

It was determined that residential uses are typically not required to obtain Special Use Permit approval.

Objective 6: PRODUCTION OF NEW GROUP QUARTERS HOUSING UNITS

6.1 Encourage the construction and rehabilitation of senior citizen group quarters housing, convalescent homes and other continuous care facilities.

6.11 Work with the Housing Authority to expand new housing opportunities.

The County Housing Authority actively pursues Federal funding and State Proposition 84 funding to promote new housing opportunities.

6.12 Review the Zoning Ordinance to determine whether existing regulations place necessary constraints on the development of convalescent homes and other continuous care facilities.

No applications for convalescent homes or continuous care facilities have been submitted during the plan period.

6.2 Determine the needs for group quarters farm labor housing and place an emphasis on meeting that need, if warranted.

6.21 Amend the Zoning Ordinance to make farm labor camps a permitted use in appropriate zones, and adopt standards for approval.

Farm labor camps are allowed in designated agricultural zones with Special Use Permit approval.

6.22 Identify and quantify the need for group quarters housing for farmworkers.

Group quarters housing for farmworkers have been identified and quantified in the 1991 Regional Housing Needs Plan.

- 6.3 Identify, remove and replace 150 substandard seasonal farmworker housing units by 1990 and assist in the relocation of the occupants.**
- 6.31 Develop a comprehensive strategy to address substandard housing, through designation of target areas for the concentration of code enforcement, housing rehabilitation and community facility improvements.**

Funds for the rehabilitation of single-family detached substandard farmworker housing units are administered by Self-Help Enterprises, Inc. through the Farmworker Housing Grant Program (FWHG). The Housing Authority applies for FmHA funds to rehabilitate farmworker housing. The Kaweah Management Corporation (KMC) is currently building 36 units in the Community of Sultana which is not specifically for this group, but will be utilized by them. KMC is a non-profit corporation formed specifically to provide housing for low- and moderate-income families and elderly and handicapped persons who cannot afford decent, safe and sanitary housing, by constructing, owning and operating housing units. KMC works with the County of Tulare to develop and manage affordable housing in Tulare County.

- 6.32 Encourage State and Federal funding for farmworker housing, and actively seek funding for projects of this type.**

Funds for the rehabilitation of single-family detached substandard farmworker housing units are administered by Self Help Enterprises, Inc. through the Farmworker Housing Grant Program (FWHG). The Housing Authority applies for FmHA funds to rehabilitate farmworker housing. The Kaweah Management Corporation is currently building 36 units in the Community of Sultana which is not specifically for this group, but will be utilized by them. KMC is a non-profit corporation formed specifically to provide housing for low- and moderate-income families and elderly and handicapped persons who cannot afford decent, safe and sanitary housing, by constructing, owning and operating housing units. KMC works with the County of Tulare to develop and manage affordable housing in Tulare County.

- 6.33 Request the Housing Authority to investigate grant and loan programs not currently utilized, as well as private syndication, to increase efforts for development of farm labor housing.**

The Housing Authority and Self-Help Enterprises, Inc. continues to investigate grant and loan programs not currently utilized, as well as private syndication, to increase the development of farm labor housing.

6.34 Work with farmers to encourage more private development of farm labor housing.

Farmers are allowed to place farmworker housing on their property through the Special Use Permit process.

6.4 Address the unique group quarters housing needs of refugees and develop a liaison with the local task force.

6.41 Continue to identify and quantify the need for group quarters housing for refugees.

The County Department of Social Services as well as other various social service organizations throughout the County, have identified the need for group quarters housing for refugees.

Objective 7: ASSURE THAT NEW HOUSING AND EMPLOYMENT OPPORTUNITIES ARE WITHIN A REASONABLE DISTANCE OF EACH OTHER

7.1 When locating agricultural industry in rural areas, a determination should be made that a source of employees exists within a reasonable distance of the site.

7.11 Incorporate information regarding trip generation into staff reports or environmental assessments for new or expanded industrial development.

The County Public Works Department has developed a Countywide Traffic Model which provides information on trip generation and assignment. Incorporation of trip generation and traffic assignment information into staff reports or environmental assessments have continued to be utilized by the County.

7.2 Continue to support and coordinate closely with local economic development programs.

7.21 Encourage the Tulare County Economic Development Corporation to promote housing opportunities in Tulare County with State and Federal elected officials and housing agencies.

The Tulare County Economic Development Corporation has been encouraged, and has received continued financial support in order to promote housing opportunities in Tulare County with State and Federal elected officials and housing agencies.

7.22 Continue to provide financial support to the Tulare County Economic Development Corporation.

The Tulare County Economic Development Corporation has been encouraged, and has received continued financial support in order to promote housing opportunities in Tulare County with State and Federal elected officials and housing agencies.

- 7.3 Assure the provision of housing opportunities for farm-related employment within agricultural areas.**
- 7.31 Review the zoning ordinance and existing zoning and amend if necessary to assure that adequate provision is made for housing opportunities in agricultural areas.**

The Zoning Ordinance is periodically reviewed and amended as necessary in order to assure that adequate provisions are made for housing opportunities in agricultural areas.

Objective 8: IMPROVE THE ADEQUACY AND ACCESSIBILITY OF COUNTY HOUSING RECORDS IN ORDER TO QUANTIFY PROGRESS IN MEETING HOUSING NEEDS.

- 8.1 Conduct a housing condition survey of the unincorporated area at least once every five years, in coordination with the decennial and mid-decade censuses.**
- 8.11 Conduct a housing condition survey of the unincorporated area during Fiscal Year 1995-1996.**

A Housing Condition Survey was conducted by the County Planning and Development Department in thirty-one unincorporated communities in 1992.

- 8.12 Include housing questions in the mid-decade Census.**

This Program has not been implemented. A mid-decade census was not conducted.

- 8.2 Improve record-keeping with regard to tabulation of mobilehomes on individual lots.**
- 8.21 Amend the Ordinance Code to allow removal of a mobilehome from any site outside mobilehome parks only by a permit issued by the Building Division to enable tabulation of mobilehomes on individual lots by date and location.**

This program will be re-evaluated in the 1992 Housing Element.

8.22 Include mobilehome removals as part of the Building Division's "Weekly Summary of Building Permits."

This program will be re-evaluated in the 1992 Housing Element.

8.3 Improve record-keeping with regard to rehabilitation of housing units.

8.31 Establish a procedure to make a distinction between permits for alterations and permits for rehabilitation of housing units to enable a more accurate assessment of housing condition.

This program will be re-evaluated in the 1992 Housing Element. The Community Development Division has established a record keeping system for CDBG housing units.

8.4 Improve record-keeping with regard to demolition of housing units.

8.41 Direct the County Fire Department to notify the Building Division of (1) housing units not completely destroyed by fire, but which will be removed from the site, and (2) removal of debris from a housing unit completely destroyed by fire so that the Building Division can notify the owners of such property that permits are required, then issue the permits to enable tabulation of housing unit change due to fire.

This program will be re-evaluated in the 1992 Housing Element. The Community Development Division has established a record keeping system for CDBG housing units.

8.5 Coordinate building permit records with the incorporated cities in Tulare County.

8.51 Enter into agreements with the incorporated cities in Tulare County to obtain, on a regular basis, either weekly or monthly summaries of the following types of building permits, by date, street address and census tract to enable tabulation of the change in housing units on a County-wide basis.

- housing unit construction;**
- housing unit demolition or removal;**
- housing unit relocation, including address of previous location; and**
- housing units lost by fire.**

The County has not fully implemented this program. Several cities are integrated into the County HP3000 permit system network. The County is currently in the process of developing a GIS system.

8.6 Streamline access to building records to permit an accurate tabulation of housing unit change through which housing, household and population estimates can be made for any given date.

8.61 Publish a weekly or monthly summary of residential building permits which would include, by street address, census tract, nearest community, and, where multiple units are concerned, both the number of structures and the number of units in each structure, the following types of permits:

- . new construction of single-family units;
- . new construction of multiple-family units;
- . mobilehome installations;
- . mobilehome removals;
- . demolition of single-family units;
- . demolition of multiple-family units;
- . relocated units, including address of previous location; and
- . rehabilitation of single- and multiple-family units.

The County prepares monthly reports of building permit activities that are submitted to the State.

8.62 Produce periodic housing reports which identify community needs and provide information on housing starts, sales prices and other housing activity.

The County prepared the 1991 Regional Housing Needs Plan which provides information on community housing needs.

Objective 9: PROVIDE INCREASED OPPORTUNITIES FOR RESIDENTIAL ENERGY CONSERVATION

9.1 Assure that County codes and ordinances promote residential energy conservation.

9.11 Continue to enforce and streamline implementation of the State Residential Energy Standards.

The County continues to enforce and streamline implementation of State Residential Energy Standards.

9.12 Review existing and proposed codes and ordinances to assure that they do not deter construction of innovative, energy-efficient housing.

The County continues to review existing and proposed codes and ordinances to assure that they do not deter the construction of innovative energy-efficient housing.

9.13 Continue to enforce the provisions of the Subdivision Map Act regulating energy-efficient subdivision design.

The County continues to enforce the provisions of the Subdivision Map Act regulating energy-efficient subdivision design.

GOAL II: THE EARLY ATTAINMENT OF AN AFFORDABLE HOME WHICH MEETS THE ECONOMIC AND SOCIAL NEEDS OF EVERY PRESENT AND FUTURE RESIDENT OF THE TULARE COUNTY UNINCORPORATED AREA.

Objective 10: IMPROVE OPPORTUNITIES FOR HOUSING AFFORDABILITY AND REDUCE THE NUMBER OF NONMARKET-RATE LOWER INCOME HOUSEHOLDS BY 10% BY 1990.

10.1 Encourage Federal and State governments to maintain and increase housing assistance to lower income households.

10.11 Identify target areas for public housing assistance, based on a countywide needs assessment, housing condition surveys, and other relevant information.

Housing surveys and needs assessments are conducted periodically through Community Development Block Grant Technical Assistance Grants. Information is shared with the Tulare County Housing Authority and other organizations whose mission is to provide housing to low income families (i.e., Self-Help Enterprises, Inc.). This provides the basis for determining where funds for rehabilitation and capital projects can best be directed.

- 10.2 Work with public and private nonprofit agencies to encourage the purchase of appropriate undeveloped sites (land banking) for future sale, at less than market cost, to developers who would agree to build a percentage of the total units for lower income households, and to assure the availability of affordable sites for public housing.**
- 10.21 When land is purchased by the County in conjunction with the installation of new public facilities, consideration should be given to making any excess land available for sale to accommodate affordable housing.**

Land acquisition for the installation of public facilities in the unincorporated area is utilized specifically for a proposed project.

- 10.22 Continue to implement Government Code Section 54220, which requires the County to make surplus lands available for purchase by housing agencies.**

Land acquisition for the installation of public facilities in the unincorporated area is utilized specifically for a proposed project.

- 10.3 Improve housing affordability by utilizing density bonuses, zero lot lines, special units, smaller lot sizes, or cluster development, in return for the construction of a percentage of the total units for lower-income households.**
- 10.31 Continue efforts to amend the Zoning and Subdivision Ordinances to allow higher densities, zero lot line development and other, more flexible, zoning provisions.**

The County has implemented Density Bonus allowances as well as provisions incorporated in the Planned Unit Development stage of Site Plan Review as contained in the Zoning Ordinance.

- 10.32 Amend the Zoning Ordinance to permit smaller lots than 6,000 sq. ft. in appropriate locations and where sewer and water conditions allow.**

The Zoning Ordinance has been amended to permit lots smaller than 6,000 square feet in appropriate designated zones.

- 10.4 Improve the understanding of housing issues at both the staff and decision-making levels.**

10.41 Make developers, builders and the public aware of changes which have been made or are under consideration; increase the County's public relations efforts.

The County has continued to utilize fliers and other public relations efforts in order to make developers, builders and the public aware of changes which have been made or are under consideration.

10.42 Preparation of annual reports which enumerate new ordinances; policy and standard revisions undertaken during the previous year and review of accomplishments.

Annual reports are prepared and reviewed by the Board of Supervisors.

10.43 Include a more detailed analysis of pros and cons and likely results of ordinance amendments in Planning and Development Department staff reports.

The County continues to evaluate alternatives when proposing any ordinance amendments. The County initiates the formation of committees, when appropriate, to advise on proposed Ordinance amendments.

10.5 Study the impact of school fees on housing affordability.

10.51 Complete study now in progress to evaluate the impact of school fees and develop recommendations to the Board of Supervisors to reduce the impact on low income households, encourage greater uniformity of fees, and correct existing inequities (e.g., charging fees for rebuilding units destroyed by fire, for senior citizen housing projects, etc.).

Individual school districts are now responsible for the implementation of school fees as a result of AB 2926.

10.52 Encourage school districts to pursue tax measures such as the one approved by the City of Tulare, which balances costs between new and existing residents, and all other alternatives prior to requesting the Board of Supervisors to impose school impact fees.

Individual school districts are now responsible for the implementation of school fees as a result of AB 2926.

10.53 Investigate methods to reduce, provide for extended payment periods, and/or subsidize school impact fees for households below the poverty level.

New facility (water and sewer) impact fees are reduced, whenever possible, by the County through the elimination of permit fees and grants to allow system connection to low and very low income households under the Community Development Block Grant Program.

10.6 Continue present efforts to standardize County development requirements.

10.61 Amend the Zoning Ordinance to include written standards for permits for which no written standards currently exist, in order to reduce the number of discretionary permits.

The County has continued to amend the Zoning Ordinance in order to include written standards for permits, for which written standards do not currently exist.

10.62 Develop informational brochures with diagrams to promote better understanding of County development standards.

The County continues to develop informational brochures with diagrams to promote a better understanding of County development standards. The County publishes such documents as: General Plan Elements, House and Road Numbering Systems, Building Line Setback Requirements, and Dwelling House Requirements.

10.7 Support the use of Community Development Block Grant and other grant funds for rehabilitation and site development for lower income housing.

10.71 Require the execution of a rental agreement to restrict rental increases to an agreed-upon percentage for all rental units rehabilitated by publicly-funded housing rehabilitation programs.

Since 1984, all owner-investor recipients of CDBG funding for housing rehabilitation have been required to enter into Rental Agreements with the County.

GOAL III: THE EARLY ATTAINMENT OF A SATISFYING RESIDENTIAL ENVIRONMENT WITH ADEQUATE PUBLIC AND PRIVATE SERVICES AND FACILITIES

Objective 11: **PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, RELIGION, SEX, MARITAL STATUS, ANCESTRY NATIONAL ORIGIN OR COLOR**

- 11.1 Actively seek to discourage housing discrimination based upon race, religion, sex, marital status, ancestry, national origin or color.**
- 11.11 Disseminate information on fair housing laws and refer inquiries regarding housing discrimination to the Fresno district office of the Department of Fair Employment and Housing and Tulare-Kings Counties Legal Services.**

The County continues to disseminate information on fair housing laws and refers inquiries regarding housing discrimination to the Fresno district office of the Department of Fair Employment and Housing, and to Tulare-Kings Counties Legal Services.

Objective 12: **ASSURE THE PROVISION OF ADEQUATE PUBLIC FACILITIES AND SERVICES TO MEET THE 1990 TOTAL NEW CONSTRUCTION NEEDS.**

- 12.1 Encourage Federal and State governments to increase the level of funding for improvements or expansion of sewer and water facilities serving unincorporated communities.**
- 12.11 Meet with Federal and State officials on a regular basis to review grant program status and to advocate higher placement on priority funding lists for Tulare County communities.**

Staff regularly attends public meetings and training sessions on programs which will benefit Tulare County communities. The Planning and Development Department communicates with the County Executive Office and is apprised of legislative action which has impact on the County.

- 12.2 Complete the formation of a County Service Area encompassing the entire unincorporated area which can provide community services on a demand basis.**
- 12.21 Implement the County Service Area as a vehicle for maintaining privately-developed public facilities for new subdivisions in unincorporated communities.**

Two County Service Areas have been established for infrastructure and fire protection related services. In the future, additional services may be provided upon approval by the Local Agency Formation Commission and the Board of Supervisors. Specific infrastructure improvements include the following:

CSA #1 - Constructed or Under Construction:

Tooleville	-	sewer system
Seville	-	sewer system
Delft Colony	-	sewer system
Lemon Cove	-	water system
Yettem	-	sewer system
Traver	-	sewer system
El Rancho	-	sewer system

Planned:

Toneyville	-	sewer system
Yettem	-	water system
Lindcove	-	sewer system
Delft Colony	-	water system

CSA #2 - Constructed:

Wells Tract	-	sewer system
Wells Tract	-	water system

12.22 Utilize the County Service Area as a vehicle to maintain new public facilities in unincorporated communities.

Two County Service Areas have been established for infrastructure and fire protection related services. In the future, additional services may be provided upon approval by the Local Agency Formation Commission and the Board of Supervisors. Refer to projects identified in Program 12.21.

12.23 Through the County Service Area, issue 1911 and 1915 Act bonds and utilize 1913 Act assessments for improvements in unincorporated communities.

No occasion has arisen in which this opportunity could be utilized. Assessments may be utilized to develop water system improvements in Sierra King.

12.3 Develop up-to-date information regarding community sewer and water needs.

12.31 Identify target areas for public infrastructure assistance, based on a countywide needs assessment, housing condition surveys, and other relevant information.

In 1987, Tulare County prepared a Needs Assessment, covering such issues as: Housing, Water, Sewer, Transportation, Library, Parks. In May of 1991, the Tulare County Association of Governments (TCAG) conducted a Regional Housing Needs Determination. A full Needs Assessment Study update is being considered for a new term activity.

12.4 Assure that all new housing within the urban areas of the unincorporated communities is either: (1) served by community water and/or sewer, or (2) that soil conditions permit safe treatment of liquid waste by septic tank systems.

12.41 Continue to regulate and monitor the installation of septic systems to assure public health and safety.

The County continues to regulate and monitor the installation of septic systems and to assure public health and safety.

12.42 Encourage utilization of the County Service Area for maintenance of new community facilities, and utilization of homeowners associations for appropriate maintenance responsibilities such as security, landscaping, recreation and common area maintenance.

Two County Service Areas have been established for infrastructure and fire protection related services. In the future, additional services may be provided upon approval by the Local Agency Formation Commission and the Board of Supervisors. Refer to projects identified in Program 12.21.

12.5 Provide technical assistance to public utility districts and community services districts.

12.51 Continue existing County efforts to (1) provide data and other information to identify the needs for sewer and water facilities; (2) submit grant applications on

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behalf of the districts; (3) review and process grant applications; (4) administer grants provided by Federal and State governments; and (5) recover County costs incurred in providing technical assistance.

Projects Completed:

The total value of the Sewer projects: \$15,000,000

The total value of the Water projects: \$ 2,200,000

Capital Projects	Funding Agency
Tooleville	- Sewer EPA
Wells Tract	- Sewer EPA
Wells Tract	- Water SDW
Balch Park	- Water SDW
Yettem	- Sewer EPA
Seville	- Sewer EPA
Delft Colony	- Sewer EPA
Lemon Cove	- Water SDW
El Rancho	- Sewer FmHA
Terra Bella	- Sewer EPA
Lemon Cove	- Water SDW

Projects in Progress or in Planning:

Yettem	-	Water
Delft Colony	-	Water
Sierra King	-	Water
Sequoia Dawn	-	Water
Lindcove	-	Sewer

A Capital Projects Team has been established that includes the Community Development Division, County Executive Office and Public Works Department. The team monitors current projects, coordination between departments, and will devise strategies for identifying and prioritizing future projects.

12.52 Identify overlapping or inconsistent public facility standards and seek to eliminate duplication, unless the County determines that more stringent standards are necessary for public health and safety.

This program is accomplished through the revision and preparation of community plans.

- 12.6 Continue to use Community Development Block Grants and other available funds to install and upgrade public facilities within existing unincorporated communities.**
- 12.61 In target communities, use redevelopment authority along with other funds and tools as a means to subsidize public improvements.**

This program is being accomplished through the utilization of CDBG's, Redevelopment Project Areas, Clean Water, and Safe Drinking Water Grants.

- 12.7 Coordinate capital improvement programs for street construction, paving, and the replacement of substandard sewer and water lines with programs for housing rehabilitation.**
- 12.71 Coordinate community development and capital improvement programs through designation of target areas.**

Targeted areas have been designated as RDA's and will aid in the planned improvement and development of these areas including: Cutler/Orosi, Earlimart, Traver, Richgrove, and Goshen.

- 12.81 Form a Uniform Improvement Standards Committee, as called for in the Urban Boundaries Element, to work with County departments to review and make recommendations to the Board of Supervisors for updated improvement standards.**

A Uniform Improvement Standards Committee was formed to work with County departments to review and make recommendations to the Board of Supervisors for updating improvement standards.

- 12.82 Develop new standards for private streets in new subdivisions on the Valley floor.**

Development standards are determined at the Planned Unit Development stage of Site Plan Review.

- 12.83 Examine and, where appropriate, update improvement standards to distinguish between different types of roads, based upon purpose and function.**

Development standards are determined at the Planned Unit Development stage of Site Plan Review.

- 12.9 Assure that improvement fees are applied in an equitable manner.**
- 12.91 For new improvements which serve both new and existing residents, and over which the County has fee-setting authority, balance new charges and assessments between new and existing residents.**

Staff is in the process of reviewing impact fees. New State regulations have been enacted through AB 1600.

Objective 13: **PROTECT THE PUBLIC HEALTH AND SAFETY AND ASSURE A SATISFYING RESIDENTIAL ENVIRONMENT**

- 13.1 Encourage subdivision and housing unit design which provides for a reasonable level of safety and security.**
- 13.11 Research designs which promote safety and security and incorporate these approaches into County standards and review practices.**

Safety and security design features are incorporated into County review practices.

- 13.2 Place greater emphasis upon enforcement of the Health and Safety Code.**
- 13.21 Investigate the feasibility of inspecting residential lots and citing property owners in violation of health standards on a systematic basis.**

The County continues to inspect residential lots and cites property owners in violation of health standards on a systematic basis.

- 13.3 Continue to ensure the quality and livability of residential neighborhoods.**
- 13.31 Develop and adopt County mobilehome park standard for site design, including densities, lot area, setbacks, parking, landscaping, fencing, street widths, recreation, and lighting.**

Tulare County complies with State regulations governing mobilehome parks.

- 13.4 Discourage the construction of residential units in areas with high noise levels, or require that adverse noise levels be mitigated.**

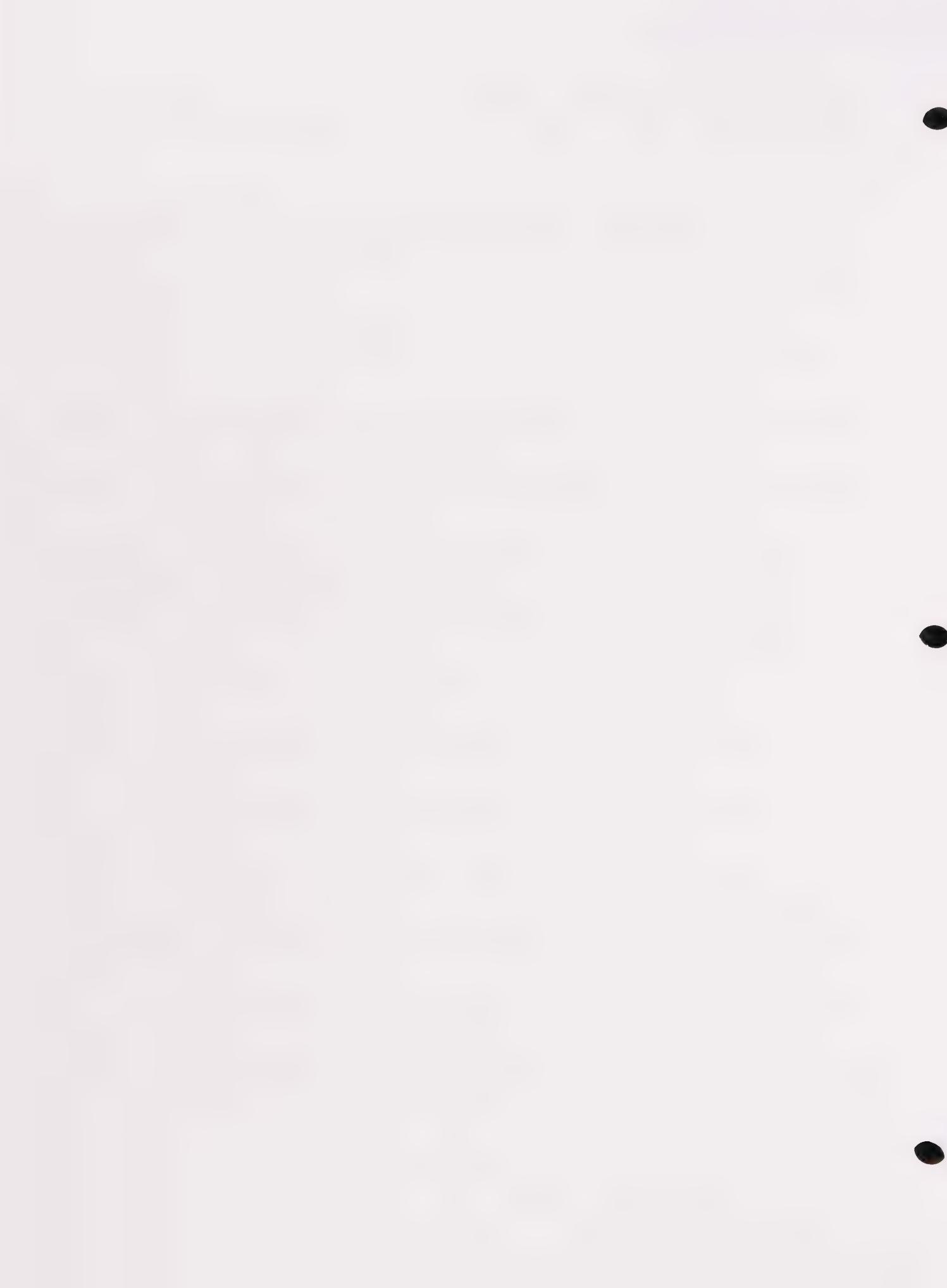
13.41 Continue to implement provisions of the California Environmental Quality Act and the Noise Element of the Tulare County General Plan, with regard to new residential development.

The County continues to implement provisions of the California Environmental Quality Act and the Noise Element of the Tulare County General Plan with regard to new residential standards.

13.5 Support locally-initiated programs to provide neighborhood parks and recreational facilities for residential areas within existing unincorporated communities.

13.51 Encourage unincorporated communities and special districts to apply for State Park Bond funds for parks and recreation.

The Community Development Division monitors grant advisory publications and advises interested parties of the opportunity. In September, 1989, the County supported an application for funds to renovate a park in the Community of Poplar. The Tulare County Redevelopment Agency will attempt to develop park facilities in communities where drainage basins are required.



CHAPTER VI HOUSING PROGRAM

The purpose of this chapter is to set forth the goals, objectives, policies and programs that are designed to address the housing problems of the Tulare County unincorporated area, as identified in previous chapters.

A goal represents a long-term desired state of affairs.

An objective is similar to a goal in that it represents a desired state of affairs, but it is more narrowly defined as an intermediate result which must be achieved to reach the goal. State law provides that housing elements must contain quantified objectives which specify the maximum actual numbers of housing units that can be constructed, rehabilitated and conserved during the planning period.

A policy defines a specific action or process which must be undertaken to achieve the objective.

A program specifies the procedures which implement the policy. Listed under each program are the agency or agencies responsible for implementation and the time frame in which each program is proposed to be commenced and/or completed.

The State of California has adopted the following broad state-wide housing goal:

To assure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment.

The County of Tulare both subscribes to this goal and obtains direction from it in formulating its own goals. Additionally, the State Department of Housing and Community Development has established the following four primary goals:

- . **the provision of new housing;**
- . the preservation of existing housing and neighborhoods;
- . the reduction of housing costs; and
- . the improvement of housing conditions for special needs groups.

Quantified Housing Objectives

Referencing Table VI-1, the following descriptions of programs to be targeted to meet needs are described below. A list of the programs, responsible agencies and the estimated number of households is provided.

TABLE VI-1

INCOME CATEGORY	NEW CONSTRUCTION NEEDS		REHABILITATION NEEDS		CONSERVATION NEEDS		
	# of Units	%	Owner	Renter	Section 8 Units	Self Help Enterprises, Inc. Weatherization Units	At-Risk Units
Very Low Income	1404	0.26	250	525	178*2	2046	0
Low Income	1242	0.23	86	49	0	154	0
Moderate Income	1067	0.2	0*1	0*1	0	0	0
Above Moderate Income	1696	0.31	0*1	0*1	0	0	0
TOTAL	5405	1	336	574	178	2200	0

*1 Assumes that moderate and above moderate households can afford necessary repairs to maintain standard housing conditions.
 *2 Section 8 Rental Subsidies are usually only provided to families with incomes at 50% or below the median income unless special conditions exist and warrant allocation to families with incomes between 50 and 80% of median income.

Rehabilitation Programs, 1990-1997

Rehabilitation of existing housing units in unincorporated portions of Tulare County will be provided through several programs and administered by several agencies.

- State Farmworker Housing Grant

Responsible Agency: **Self-Help Enterprises, Inc.**

Households to Receive Assistance: **8**

- Farmers Home Administration Preservation Grant

Responsible Agency: **Self-Help Enterprises, Inc.**

Households to Receive Assistance: **71**

**Tulare County Planning and Development Department
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Chapter VI, Housing Program**

● CDBG Housing Rehabilitation Program

Responsible Agency:

Tulare County Planning and
Development Department

Households to Receive Assistance:

45

● Tulare County 20% Redevelopment Set-Aside

Responsible Agency:

Tulare County Redevelopment Agency

Households to Receive Assistance:

Unknown*1

*1 *Approximately \$627,527 will be available from 20% Set-Aside funds by July 1, 1997. The current priority for these funds is for major rehabilitation of housing units including replacement of dilapidated housing units. The next priority for these funds will be for minor rehabilitation and for new housing units. The agency is currently studying these priorities and will determine the number of units which will be assisted.*

● Rehabilitation Program

Responsible Agency:

Self Help Enterprises, Inc.

Households to Receive Assistance:

64

● Comprehensive Grant Program (HUD)

Responsible Agency:

Tulare County Housing Authority

Households to Receive Assistance:

714, \$1,193,108 per year is available
through Federal Fiscal Year
1996

Rental Assistance, 1990-1997

● Section 8 Rental Assistance Voucher Program

Responsible Agency:

Tulare County Housing Authority

Households to Receive Assistance:

1,886, approximately \$6 million per
year is available to fund the
program.

*Tulare County Planning and Development Department
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Chapter VI, Housing Program*

Weatherization Program, 1990-1997

● **Self Help Weatherization Program**

Responsible Agency: **Self Help Enterprises, Inc.**

Households to Receive Assistance: **2,200**

New Construction, 1990-1997

● **State Farm Worker Housing Grant**

Responsible Agency: **Tulare County Housing Authority**

Households to Receive Assistance: **24** (estimated from previous year's progress, 1989-1991). The County encouraged the Housing Authority to seek additional funding to accommodate 380 housing units for this special needs group.

Multiple-Family Units At-Risk of Losing Rental Subsidies

The following sections provide an analysis of multiple-family units which are currently receiving subsidies through various programs. Based upon the information provided, it has been concluded that there are no units at-risk of losing government subsidies between 1992 and 2002.

1. HUD Programs:

A. Section 8 Lower-Income Rental Assistance Project Based Programs:

New construction and substantial or moderate rehabilitation.

Identification of potential at-risk tenants of Section 8 Project-Based Rental Assistance Program projects.

All projects that are under a Section 8 Project-Based Rental Assistance Program are not scheduled to expire within the 10 year period.

2. Community Development and Block Grant Program (CDBG):

Although CDBG funds have been used on a limited basis for multiple-family rental rehabilitation, staff responsible for this program indicate that there are no affected units at risk because all projects have been assisted with 15-year, no/low interest loans, amortized beyond the ten year analysis period.

The County, working with local housing agencies such as the County Housing Authority, identify units which for various reasons, may lose subsidies over the next ten years.

Goals

The following local housing goal, objectives, policies and programs are consistent with State policy objectives, as required by State law.

SUMMARY GOAL

ATTAINMENT OF A SUITABLE, AFFORDABLE ENVIRONMENT FOR EVERY PRESENT AND FUTURE RESIDENT IN THE UNINCORPORATED AREA OF TULARE COUNTY, REGARDLESS OF RACE, AGE, RELIGION, SEX, MARITAL STATUS, ETHNIC BACKGROUND, SOURCE OF INCOME OR PERSONAL HANDICAPS.

GOAL I: ATTAINMENT OF A SUITABLE AND SOUND HOME, WITHIN A REASONABLE DISTANCE OF THE INDIVIDUAL'S PLACE OF EMPLOYMENT.

Limits of Housing Element Programs

The ability of the County to carry out programs which provide or improve housing will continue to be dependent on the availability of Federal and State grants and local funds. The availability of County funds and staff, as well as County priorities, will obviously determine the ultimate implementation date of each program. No program in the Element is intended to commit the County to expend unavailable resources. In addition to the contingency on County resources, implementation of all programs is subject to a current trade-off analysis that considers social, economic and environmental impacts.

Policies and Programs

A Summary and Schedule of Policies and Programs is provided in Table VI-2.

**Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program**

TABLE VI-2

PROPOSED SCHEDULE - TULARE COUNTY HOUSING ELEMENT POLICIES AND PROGRAMS	YEARS					
	92	93	94	95	96	97
POLICY 1.1 - Encourage Construction of Housing for Special Needs Groups						
PROGRAM 1.1.1 - Coordinate with the Housing Authority to Pursue Rental Housing for Large Families						*
PROGRAM 1.1.2 - Develop Criteria for Housing Subsidies and Develop Incentives for the Provision of Large Family Housing						*
PROGRAM 1.1.3 - Formulate Site Development Standards for Rental Housing						
POLICY 1.2 - Encourage Construction of 404 Year-round Housing Units for Farmworkers						
PROGRAM 1.2.1 - Request Housing Authority and Self-Help Enterprises to Apply for Farmworker Housing Grants						
POLICY 1.3 - Encourage Federal and State Governments to expand and Adequately Fund Housing Programs						
PROGRAM 1.3.1 - Assign the Community Development Division to Serve as a Housing Advocate and Liaison				*		
PROGRAM 1.3.2 - Advocate Housing Opportunities in Tulare County						
PROGRAM 1.3.3 - Promote Ease of Use of State and Federal Programs			*			
PROGRAM 1.3.4 - Provide Information on Housing Programs to Local Builders and Developers						
POLICY 1.4 - Encourage Cooperation Between Private Housing Providers and the Public Sector						
PROGRAM 1.4.1 - Authorize Utilization of an Informal Public/Private Sector Committee to Review Housing Needs						
POLICY 1.5 - Encourage Fair Geographic Distribution of New Housing						
PROGRAM 1.5.1 - Monitor the Location of New Housing						
PROGRAM 1.5.2 - Adopt Findings of the Regional Housing Needs Plan						
POLICY 1.6 - Continue to Encourage Provision of New Modular Housing Units						
PROGRAM 1.6.1 - Continue Current Practices which do not Discourage Modular Units						
POLICY 1.7 - Annually Review Governmental Procedures						
PROGRAM 1.7.1 - At the Discretion of the Planning Directors, Form a Task Force to Review County Permit Processing and Fees						
PROGRAM 1.7.2 - Reduce Plan Checking and Application Fees for Lower Income Housing Developments						
PROGRAM 1.7.3 - Continue to Seek Public Input Regarding New Fees or Changes to Existing Fees						
PROGRAM 1.7.4 - Evaluate "Fast Track" Option to Process Applications for Low- and Moderate-Income Housing Projects						*
POLICY 1.8 - Encourage the Construction of a Broad Range of Housing Types						
PROGRAM 1.8.1 - Continue to Issue Home Mortgage Revenue Bonds and Investigate Bonds for Rental Housing						
POLICY 2.1 - Develop Incentives to Encourage Rehabilitation of Substandard Housing						
PROGRAM 2.1.1 - Make Greater use of State Law which Eliminates State Tax Deductions for Depreciation for Substandard Units						
PROGRAM 2.1.2 - Continue Practice of Reducing Fees for Rehabilitation				*		
PROGRAM 2.1.3 - Address Substandard Housing through Target Area Code Enforcement and Improvement Efforts						
POLICY 2.2 - Continue to Seek Funding for Rehabilitation of Substandard Housing						
PROGRAM 2.2.1 - Coordinate with the Community Development Block Grant Program						
PROGRAM 2.2.2 - Rehabilitate 714 Renter Housing Units which Currently Receive Section 8 Subsidies through HUD		*				
POLICY 2.3 - Continue to Use Community Development Block Grant Funds for Housing Rehabilitation						
PROGRAM 2.3.1 - Continue to Use CDBG Funds to Obtain Additional Funding						
POLICY 2.4 - Seek Assistance of Nonprofit Housing Agencies						
PROGRAM 2.4.1 - Continue Close Liaison Between the County of Tulare and Self-Help Enterprises, Inc.						
PROGRAM 2.4.2 - Continue Liaison with Rural Community Assistance Corporation and Other Housing Agencies						
POLICY 2.5 - Investigate Incentives to Encourage Owners of Mobilehome Parks to Upgrade Facilities						
PROGRAM 2.5.1 - Review State and Federal Grant/Loan Programs to Upgrade Mobilehome Facilities						
POLICY 3.1 - Establish Incentives to Maintain Existing Housing Stock						
PROGRAM 3.1.1 - Establish Community Awards Programs to Recognize Property Maintenance						
PROGRAM 3.1.2 - Continue to Use CDBG Funds and Other Funding Sources to Upgrade Community Facilities	*	*	*	*	*	*
PROGRAM 3.1.3 - Seek All Grants and Low Interest Loans to Maintain and Upgrade the Housing Stock						
POLICY 3.2 - Promote Tenant Responsibility for Conservation of the Existing Housing Stock						
PROGRAM 3.2.1 - Continue Education and Training Programs for Tenants of Federally Assisted and Low-Income Housing						
POLICY 4.1 - Encourage the Development of Replacement Housing						
PROGRAM 4.1.1 - Ensure that the Housing Authority Gives Displaced Individuals Priority						
PROGRAM 4.1.2 - Target Demolition in Areas Where New Affordable Housing is Scheduled						
POLICY 4.2 - Develop Incentives for Demolition of Dilapidated Housing						
PROGRAM 4.2.1 - Reduce demolition permit fees						
PROGRAM 4.2.2 - Review Existing Residential Zoning to Determine Incentives for the Removal of Dilapidated Housing						
PROGRAM 4.2.3 - Make Greater Use of State Law which Eliminates Tax Deductions for Landlords with Substandard Rentals						
PROGRAM 4.2.4 - Encourage State and Federal Funding for Farmworker Housing						
POLICY 4.3 - Develop an Approach for Identifying/Eliminating Dilapidated Housing						
PROGRAM 4.3.1 - Address Substandard Housing Through Designation of Target Areas						

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

TABLE VI-2 (continued)

**Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program**

TABLE VI-2 (continued)

PROPOSED SCHEDULE - TULARE COUNTY HOUSING ELEMENT		YEARS						
		92	93	94	95	96	97	
POLICY 10.2 - Work with Public/Private Nonprofit Agencies to Encourage Purchase of Undeveloped Sites (Land Banking)								
PROGRAM 10.21 - Consider Making Excess Land Available for Affordable Housing								
PROGRAM 10.22 - Implement Government Code Section 54220 (Surplus Lands)								
POLICY 10.3 - Improve Housing Affordability by Utilizing Density Bonus Incentives						*		
PROGRAM 10.31 - Continue Efforts to Amend Zoning And Subdivision Ordinances to Allow Higher Densities								
PROGRAM 10.32 - Prepare and Adopt a Density Bonus Ordinance			*					
POLICY 10.4 - Improve Understanding of Housing Issues								
PROGRAM 10.41 - Make Developers, Builders and the Public Aware of Housing Program Changes								
PROGRAM 10.42 - Prepare Annual Reports								
PROGRAM 10.43 - Include Analysis of Pros and Cons Regarding Ordinance Amendments *								
POLICY 10.5 - Study Impacts of School Fees on Housing Affordability								
PROGRAM 10.51 - Study in Progress to Evaluate Impacts of Additional School Fees *								
PROGRAM 10.52 - Encourage School Districts to Pursue Financial Measures *								
PROGRAM 10.53 - Investigate Methods to Reduce, Extend and/or Subsidize School Impact Fees for Poverty Level Households						*		
POLICY 10.6 - Continue Efforts to Standardize County Development Requirements								
PROGRAM 10.61 - Amend the Zoning Ordinance to Include Standards for Permits								
PROGRAM 10.62 - Develop Informational Brochures								
POLICY 10.7 - Support the Use of CDBG Grant Funds for Rehabilitation/Development of Lower Income Housing								
PROGRAM 10.71 - Require Execution of Rental Agreements								
POLICY 11.1 - Seek to Discourage Housing Discrimination								
PROGRAM 11.11 - Disseminate Information on Fair Housing Laws								
POLICY 12.1 - Encourage Federal/State Governments to Increase Funding for Sewer and Water Facilities								
PROGRAM 12.11 - Meet with Federal/State Officials to Review Grant Program Status	*	*	*	*	*	*	*	
POLICY 12.2 - Complete Formation of a County Service Area								
PROGRAM 12.21 - Implement the County Service Area								
PROGRAM 12.22 - Utilize the County Service Area								
PROGRAM 12.23 - Issue 1911 and 1915 Act Bonds and Utilize 1913 Act Assessments								
POLICY 12.3 - Develop Information Regarding Community Sewer and Water Needs								
PROGRAM 12.31 - Identify Target Areas for Public Infrastructure Assistance								
POLICY 12.4 - Assure that New Housing is Served by Community Services or Soil Conditions Permit Safe Treatment of Liquid Waste								
PROGRAM 12.41 - Continue to Regulate/Monitor Installation of Septic Systems								
PROGRAM 12.42 - Encourage Utilization of the County Service Area for Maintenance of New Community Facilities								
POLICY 12.5 - Provide Technical Assistance to Utility and Community Services Districts								
PROGRAM 12.51 - Provide Data, Submit Grant Applications, Review Process Grant Applications, Administer Grants, and Recover County Costs								
PROGRAM 12.52 - Identify Overlapping or Inconsistent Public Facility Standards								
POLICY 12.6 - Continue to Use CDBG Funds to Install/Upgrade Public Facilities								
PROGRAM 12.61 - In Target Communities, Utilize Redevelopment Authority								
POLICY 12.7 - Coordinate Capital Improvement Programs for Street/Sewer-Water Line Construction/Rehabilitation								
PROGRAM 12.71 - Coordinate Community Development and Capital Improvement Programs								
POLICY 12.8 - Assure that a Balance is Achieved Between Housing Needs and Public Protection								
PROGRAM 12.81 - Examine and Update Improvement Standards	*							
POLICY 12.9 - Assure that Improvement Fees are Applied in an Equitable Manner								
PROGRAM 12.91 - Balance New Charges Between New and Existing Residents *								
POLICY 13.1 - Encourage Subdivision and Housing Unit Design which Provides for Safety and Security								
PROGRAM 13.11 - Research Designs which Promote Safety and Security								
POLICY 13.2 - Place Greater Emphasis Upon Enforcement of the Health and Safety Code								
PROGRAM 13.21 - Investigate the Feasibility of Inspecting Lots/Citing Property Owners								
POLICY 13.3 - Continue to Ensure Quality and Livability of Residential Neighborhoods								
PROGRAM 13.31 - Develop and Adopt County Mobilehome Standards for Site Design								
POLICY 13.4 - Discourage Construction of Residential Units in Areas with High Noise Levels								
PROGRAM 13.41 - Continue to Implement Provisions of CEQA and the Noise Element								
POLICY 13.5 - Support Programs to Provide Parks/Recreational Facilities for Residential Areas within Unincorporated Communities								
PROGRAM 13.51 - Encourage Unincorporated Communities to Pursue Prop 13 Tax Exemptions for Site & Park Bond Funds								
		Legend	Years of Applicability					
		*	Action Taken or Proposed					

*1 Time Frame to be Agreed Upon Between School Districts and the Board of Supervisors on how the Districts Request Approval of Additional School Fees.

*2 Time Frame to be Addressed Whenever New Impact Fees and Service Charges are Under Consideration.

Objective 1: PRODUCTION OF NEW HOUSING UNITS WITHIN INCORPORATED CITIES, WITHIN URBAN AREAS OF UNINCORPORATED COMMUNITIES, AND WITHIN FOOTHILL DEVELOPMENT CORRIDORS TO HOUSE THE TOTAL NUMBER OF HOUSEHOLDS EXPECTED TO RESIDE IN TULARE COUNTY BY JULY 1, 1997. CONSTRUCTION OF 5,405 NEW HOUSING UNITS IN THE TULARE COUNTY UNINCORPORATED AREA BY 1997, INCLUDING 4,270 SINGLE FAMILY DWELLINGS (INCLUDING 740 MOBILEHOMES) AND 1,135 MULTIPLE FAMILY DWELLING UNITS.

Policies:

I.1 Encourage the construction of new housing units for "special needs" groups, including senior citizens, large families, single heads of household, handicapped households, Refugees and the homeless.

Programs:

1.11 Coordinate with the Housing Authority to pursue development of rental housing for large families, as well as providing for other housing needs and types.

Responsible Agency: Planning and Development Department,
Community Development Division

Time Frame: Immediate and ongoing

1.12 Develop criteria for sites appropriate for large family rental housing and identify such sites; develop incentives for this type of development such as density bonuses, other tradeoffs (such as revised improvement requirements), and development agreements. Amend the Zoning Ordinance to incorporate these criteria.

Responsible Agency: Planning and Development Department

Time Frame: Immediate and ongoing

1.13 Formulate site development standards for multiple family dwellings to assure that there is an accessible pathway between the property line and the primary entrance to the building.

Responsible Agency: Planning and Development Department

Time Frame: Immediate and ongoing

1.2 Encourage the construction of 404 year-round housing units for permanent farmworkers in the unincorporated area by 1997.

Program:

1.21 Request the Housing Authority and Self Help Enterprises, Inc. to make application for farmworker housing grants for sites in the Tulare County unincorporated area.

Responsible Agencies: Board of Supervisors
Housing Authority
Self-Help Enterprises, Inc.

Time Frame: Ongoing

1.3 Encourage Federal and State governments to expand and adequately fund housing programs for very low, low and moderate income households, to stimulate mortgage financing for such programs, and to revise program requirements that preclude certain programs from being utilized.

Programs:

1.31 Assign the responsibility to the Community Development Division to serve as a housing advocate and liaison with State and Federal housing agencies.

Responsible Agencies: Board of Supervisors
Planning and Development Department,
Community Development Division

Time Frame: Ongoing

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

1.32 On behalf of the Board of Supervisors, advocate housing opportunities in Tulare County with State and Federal elected officials and housing agencies.

Responsible Agencies: Board of Supervisors
Planning and Development Department,
Community Development Division

Time Frame: Ongoing

I.33 Work with State and Federal elected officials and housing agencies to promote the ease of use of State and Federal programs.

Responsible Agency: Planning and Development Department,
Community Development Division

Time Frame: Ongoing

1.34 Provide information to local builders and developers regarding available housing programs.

Responsible Agency: Planning and Development Department,
Community Development Division

Time Frame: Ongoing

1.4 Encourage cooperation between private housing providers and the public sector to direct private resources to areas where housing needs are not being met.

Program:

1.41 Authorize the Planning and Development Director to utilize an informal **public/private sector committee** to meet periodically to review housing needs and opportunities.

Responsible Agency: Planning and Development Department

Time Frame: At the discretion of the Planning Director

1.5 Encourage the fair geographic distribution of new housing units to meet the needs of the "special needs" groups.

Programs:

1.51 Monitor the location of new housing units and include information regarding geographic distribution in periodic housing reports.

Responsible Agency: Planning and Development Department,
Building and Information Systems Divisions

Time Frame: Ongoing

1.52 Adopt the findings of the 1996 Regional Housing Needs Plan prepared by the Tulare County Association of Governments.

Responsible Agency: Tulare County Association of Governments and member jurisdictions

Time Frame: 1996

1.6 Continue to encourage, as part of the total new construction effort, the utilization by developers of modular units, prefabricated units and mobilehomes.

Programs:

1.61 Continue present practices which do not discourage the use of modular units, prefabricated units and mobilehomes.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

1.7 Annually review governmental procedures and fees for processing applications, inspections, environmental review, building permits and developmental services so that such procedures and fees will not inhibit housing development.

Programs:

1.71 At the discretion of the Planning Director, form a task force of private sector advisors to review County permit processing and make suggestions for streamlining. In performing this task, the task force should:

- compare County permit processing with other Counties and the cities in the County;
- seek technical assistance from the State Office of Permit Assistance; and review the list of ministerial and discretionary projects to determine whether more residential projects could be handled at an administrative level.

Responsible Agency: Board of Supervisors
Planning and Development Department

Time Frame: To meet as needed at the discretion of the Planning Director

1.72 Reduce application and plan checking fees for any housing project developed by public or private nonprofit agencies that includes a percentage of total units for lower income households.

Responsible Agencies:	Board of Supervisors Planning and Development Department Public Works Department County Counsel
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Time Frame: Propose development of an ordinance for review by Board of Supervisors during Fiscal Year 1996-97

1.73 Continue the present practice of seeking public input whenever proposals are made to establish new fees or increase existing fees.

Responsible Agencies: Planning and Development Department
Public Works Department

Time Frame: Ongoing

1.74 Evaluate a "fast-track" option to process applications for low- and moderate-income housing projects.

Responsible Agency: Planning and Development Department

Time Frame: 1996-1997

1.8 Encourage the construction of a broad range of housing types to provide an opportunity of choice in the local housing market.

Program:

1.81 Continue to issue home mortgage revenue bonds when feasible, and investigate the feasibility of issuing bonds for multiple-family rental housing.

Responsible Agencies: Board of Supervisors
 Planning and Development Department,
 Community Development Division
 Private Developers

Time Frame: Annual assessment of needs and feasibility of issuing bonds

Objective 2: REHABILITATE 910 DETERIORATED HOUSING UNITS BY 1997.

Policies:

2.1 Develop incentives to encourage the rehabilitation of substandard housing.

Programs:

2.11 Make greater use of the State law which eliminates State tax deductions for depreciation for landlords with substandard rentals.

Responsible Agencies: Board of Supervisors
 Planning and Development Department,
 Community Development Division
 County Counsel

Time Frame: Ongoing

2.12 Continue the practice of reducing building permit fees for the rehabilitation of deteriorated housing units located in CDBG project areas.

Responsible Agencies: Board of Supervisors
 Planning and Development Department,
 Community Development Division
 County Counsel

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1992 Housing Element
Chapter VI, Housing Program*

Time Frame: Prepare an Ordinance for consideration by the Board of Supervisors during Fiscal Year 1996-97

2.13 Continue to address strategies addressing substandard housing through designation of target areas for concentration of code enforcement, housing rehabilitation and community facility improvement efforts.

Responsible Agency: Planning and Development Department,
Community Development and Building
Divisions

Time Frame: Ongoing

2.2 Continue to seek funding for the rehabilitation of substandard housing.

Program:

2.21 Determine whether additional grants can be sought, and coordinate with the County's Community Development Block Grant program.

Responsible Agency: Planning and Development Department,
Community Development Division

Time Frame: Ongoing

2.22 Rehabilitate 714 renter housing units receiving low-rent public housing subsidies through a Comprehensive Grant program (HUD). Grant will be received by the County Housing Authority.

Responsible Agency: Tulare County Housing Authority

Time Frame: Fiscal Years 1992-93 through 1996-97

2.3 Continue to use Community Development Block Grant funds for housing rehabilitation, in conjunction with improvements to public facilities.

Program:

2.31 Continue to leverage Community Development Block Grant funds to obtain additional grant funding.

Responsible Agency: Planning and Development Department,
Community Development Division

Time Frame: Ongoing

2.4 Seek the assistance of nonprofit housing agencies in undertaking housing rehabilitation programs.

Programs:

2.41 Continue a close liaison between the County of Tulare, Self-Help Enterprises, Inc., and any other housing organizations able to assist the goals of Tulare County.

Responsible Agencies: Board of Supervisors
Planning and Development Department,
Community Development Division

Time Frame: Ongoing

2.42 Continue a liaison with the Rural Community Assistance Corporation in cooperation with Self-Help Enterprises, Inc., and any other housing organizations able to assist the goals of Tulare County.

Responsible Agencies: Board of Supervisors
Planning and Development Department,
Community Development Division
Self-Help Enterprises, Inc.

Time Frame: Ongoing

**Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program**

2.5 Investigate incentives to encourage owners of mobilehome parks to upgrade their facilities.

Program:

2.51 Review available State and Federal grant and loan programs for upgrading mobilehome facilities and make park owners aware of these programs.

Responsible Agencies: Planning and Development Department,
Community Development Division

Time Frame: Ongoing

Objective 3: ENCOURAGE CONSERVATION OF EXISTING SOUND HOUSING UNITS TO ASSURE THAT THE TOTAL NUMBER OF DETERIORATED HOUSING UNITS IS NO GREATER IN 1997 THAN IT WAS IN 1992.

Policies:

3.1 Establish incentives to maintain the existing housing stock in good condition.

Programs:

3.11 Establish local community awards programs to recognize property maintenance in order to enhance private efforts at housing conservation.

Responsible Agency: Town Councils

Time Frame: Ongoing

3.12 Continue to use Community Development Block Grant funds and other appropriate funding sources to upgrade community facilities to assure conservation of the existing housing stock.

Responsible Agency: Planning and Development Department,
Community Development Division

Time Frame: Annually

3.13 Actively seek all grants and low interest loans to maintain and upgrade the housing stock in the Tulare County unincorporated area.

Responsible Agencies: Housing Authority
Planning and Development Department,
Community Development Division
Self-Help Enterprises, Inc.

Time Frame: Ongoing

3.2 Promote tenant responsibility toward conservation of the existing housing stock.

Program:

3.21 Continue existing education and training programs for tenants of federally-assisted housing and low-income homeowners.

Responsible Agencies: Housing Authority
Self-Help Enterprises, Inc.

Time Frame: Ongoing

Objective 4: DEMOLITION OF 180 DILAPIDATED HOUSING UNITS BY 1997.

Policies:

4.1 When occupied housing units are demolished due to public action, encourage the development of suitable replacement housing.

Programs:

4.11 Assure that the Housing Authority gives displaced individuals priority placement in public housing.

Responsible Agencies: Board of Supervisors
Housing Authority

Time Frame: Ongoing

4.12 Target demolition efforts in areas where new affordable housing is scheduled to be constructed.

Responsible Agencies: Planning and Development Department,
Community Development and Building
Divisions, in coordination with Self-
Enterprises, Inc. and Housing Authority

Time Frame: Ongoing

4.2 Develop incentives for the demolition of dilapidated housing units.

Programs:

4.21 Reduce the demolition permit fees for demolition of dilapidated housing units.

Responsible Agencies: Board of Supervisors
Planning and Development Department,
Building Division
County Counsel

Time Frame: Prepare an ordinance for consideration by Board of
Supervisors during Fiscal Year 1996-97

4.22 Review existing residential zoning to determine whether higher density zoning would serve as an incentive for the removal and replacement of dilapidated housing.

Responsible Agency: Planning and Development Department,
Countywide Planning Division

Time Frame: Evaluate in conjunction with community plans and
rezoning studies

4.23 Make greater use of the State law which eliminates State tax deductions for depreciation for landlords with substandard rentals.

Responsible Agencies: Board of Supervisors
Planning and Development Department,
Community Development Division
County Counsel

Time Frame: Ongoing

4.24 Encourage State and Federal funding for farmworker housing, and actively seek funding for projects of this type.

Responsible Agencies: Housing Authority
Self Help Enterprises, Inc.
Planning and Development Department,
Community Development Division

Time Frame: Ongoing

4.3 Develop a systematic approach for identifying and eliminating concentrations of dilapidated housing.

Program:

4.31 Continue to address substandard housing, through designation of target areas for the concentration of code enforcement, housing rehabilitation and community facility improvements.

Responsible Agency: Planning and Development Department,
Community Development and Building
Divisions

Time Frame: Ongoing

Objective 5: PROVISION OF ADEQUATE SITES FOR 5,405 HOUSING UNITS IN THE TULARE COUNTY UNINCORPORATED AREA BY 1997, INCLUDING 4,270 SINGLE FAMILY DWELLINGS (INCLUDING 740 MOBILEHOMES) AND 1,135 MULTIPLE FAMILY DWELLING UNITS.

Policies:

5.1 Promote development of "skipped-over" vacant lands within cities and within urban boundaries of unincorporated communities.

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

Program:

5.11 Review the zoning of "skipped-over" vacant lands in unincorporated communities to insure that present zoning is not impeding their development.

Responsible Agency: Planning and Development Department

Time Frame: Prepare in conjunction with community plans and rezoning studies

5.2 Implement adopted community plans which designate adequate sites for residential development.

Program:

5.21 Approve subdivisions and divisions of land for housing development when such proposals are consistent with adopted plans.

Responsible Agencies: Board of Supervisors
Planning Commission

Time Frame: Ongoing

5.3 Assure a proper balance between the needs of housing and agriculture.

Programs:

5.32 Amend the Zoning Ordinance or develop policies to prohibit potentially incompatible agricultural uses (e.g., feedlots or dairies) within close proximity to concentrations of dwelling units.

Responsible Agencies: Board of Supervisors
Planning and Development Department
County Counsel

Time Frame: Prepare an ordinance or policy for consideration by Board of Supervisors During Fiscal Year 1992-93

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

5.4 Prepare and continue to update community plans to provide adequate sites for all types of housing within urban boundaries of unincorporated communities, and zone such sites consistent with community plans.

Programs:

5.41 Systematically review existing community plans and zoning to assure that new community plans provide adequate residentially-designated sites.

Responsible Agency: Planning and Development Department

Time Frame: Include such information in annual reports required by Government Code Section 65400

5.42 Continue to prepare master environmental assessments for specific community plans in order to streamline environmental assessments on individual projects.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

5.43 Review and revise, where appropriate, the urban boundaries of unincorporated communities.

Responsible Agencies: Tulare County Association of Governments
Planning and Development Department,
Countywide Planning Division

Time Frame: Schedule completion of a report in Fiscal Year 1992-93, following completion of the Urban Boundaries Plan review for unincorporated cities

5.5 Streamline regulations in areas designated for development.

Programs:

5.51 Streamline the Site Plan review process by making the following revisions:

**Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program**

- reduce the amount of information which must be submitted for minor projects; and
- incorporate a final site plan waiver procedure

Responsible Agencies: Planning and Development Department
County Counsel

Time Frame: Fiscal Year 1996-97

Objective 6: PRODUCTION OF NEW GROUP QUARTERS HOUSING UNITS

Policies:

6.1 Encourage the construction and rehabilitation of senior citizen group quarters housing, convalescent homes and other continuous care facilities.

Program:

6.11 Work with the Housing Authority, Self-Help Enterprises, Inc., and other groups as possible, to expand new housing opportunities.

Responsible Agencies: County Executive
Planning and Development Department
Housing Authority
Self-Help Enterprises, Inc.

Time Frame: Ongoing

6.12 Review the Zoning Ordinance to determine whether existing regulations place unnecessary constraints on the development of convalescent homes and other continuous care facilities.

Responsible Agencies: Planning and Development Department

Time Frame: Ongoing

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

6.2 Determine the needs for group quarters (farm labor housing) and place an emphasis on meeting that need, if warranted.

Program:

6.21 Review the Zoning Ordinance to evaluate farm labor camps as a permitted use in appropriate zones, and adopt standards for approval.

Responsible Agencies: Board of Supervisors
Planning and Development Department

Time Frame: Prepare a report for consideration by the Board of Supervisors during Fiscal Year 1996-97

6.22 Identify and quantify the need for group quarters housing for farmworkers.

Responsible Agencies: Planning and Development Department
Housing Authority

Time Frame: Evaluate as part of the 1996 Regional Housing Needs Plan

6.3 Identify, remove and replace 150 substandard farmworker housing units by 1997 and assist in the relocation of the occupants.

Programs:

6.31 Continue to address substandard housing, through designation of target areas for the concentration of code enforcement, housing rehabilitation and community facility improvements.

Responsible Agency: Planning and Development Department,
Community Development and Building
Divisions

Time Frame: Ongoing

6.32 Encourage State and Federal funding for farmworker housing, and actively seek funding for projects of this type.

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

Responsible Agencies:

Housing Authority
Planning and Development Department,
Community Development Division
Self-Help Enterprises, Inc.

Time Frame:

Immediate and ongoing

6.33 Request the Housing Authority and Self-Help Enterprises, Inc. to investigate any grant and loan programs not currently utilized, as well as private syndication, to increase efforts for development of farm labor housing.

Responsible Agencies:

Board of Supervisors
Housing Authority
Self-Help Enterprises, Inc.

Time Frame:

Immediate and ongoing

6.34 Work with farmers to encourage more private development of farm labor housing.

Responsible Agency:

Public/Private Sector Committee
(Refer to Program 1.41)

Time Frame:

Ongoing

6.4 Address unique group quarters housing needs of refugees (Southeast Asians and others) and develop a liaison with the local task force.

Program:

6.41 Continue to identify and quantify the need for group quarters housing for refugees.

Responsible Agency:

Public/Private Sector Committee
(Refer to Program 1.41)

Time Frame:

Include the need in 1996 Regional Housing Needs Plan and 1997 Housing Element

Objective 7: ASSURE THAT NEW HOUSING AND EMPLOYMENT OPPORTUNITIES ARE WITHIN A REASONABLE DISTANCE OF EACH OTHER

Policies:

7.1 When locating agricultural industry in rural areas, a determination should be made that a source of employees exists within a reasonable distance of the site.

Program:

7.11 Incorporate information regarding trip generation into staff reports or environmental assessments for new or expanded industrial development.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

7.2 Continue to support and coordinate closely with local economic development programs.

Programs:

7.21 Encourage the Tulare County Economic Development Corporation to promote housing opportunities in Tulare County with State and Federal elected officials and housing agencies.

Responsible Agencies: Board of Supervisors
Economic Development Corporation

Time Frame: Ongoing

7.22 Continue to provide financial support to the Tulare County Economic Development Corporation.

Responsible Agency: Board of Supervisors

Time Frame: Annually

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

7.3 Assure the provision of housing opportunities for farm-related employment within agricultural areas.

Programs:

7.31 Continue to review the Zoning Ordinance and existing zoning and amend if necessary to assure that adequate provision is made for housing opportunities in agricultural areas.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

OBJECTIVE 8: IMPROVE THE ADEQUACY AND ACCESSIBILITY OF COUNTY HOUSING RECORDS IN ORDER TO QUANTIFY PROGRESS IN MEETING HOUSING NEEDS.

Policies:

8.1 Conduct a housing condition survey of the unincorporated area at least once every five years, in coordination with the decennial and mid-decade censuses.

Programs:

8.11 Conduct a housing condition survey of the unincorporated area during Fiscal Year 1995-96.

Responsible Agencies: Tulare County Association of Governments
Planning and Development Department,
Community Development and Building
Divisions

Time Frame: Fiscal Year 1995-96

8.2 Improve record-keeping with regard to tabulation of mobilehomes on individual lots.

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

Programs:

8.21 Amend the Ordinance Code to allow removal of a mobilehome from any site outside mobilehome parks only by a permit issued by the Building Division to enable tabulation of mobilehomes on individual lots by date and location.

Responsible Agencies: Board of Supervisors
Planning and Development Department,
Building Division
County Counsel

Time Frame: Fiscal Year 1996-97

8.22 Include mobilehome removals as part of the Building Division's "Weekly Summary of Building Permits."

Responsible Agency: Planning and Development Department,
Building Division

Time Frame: Fiscal Year 1996-97

8.3 Improve record-keeping with regard to rehabilitation of housing units.

Program:

8.31 Establish a procedure to make a distinction between permits for alterations and permits for the rehabilitation of housing units to enable a more accurate assessment of housing condition.

Responsible Agencies: Planning and Development Department,
Building Division

Time Frame: Fiscal Year 1996-97

8.4 Improve record-keeping with regard to demolition of housing units.

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

Program:

8.41 Direct the County Fire Department to notify the Building Division of (1) housing units not completely destroyed by fire, but which will be removed from the site, and (2) removal of debris from a housing unit completely destroyed by fire so that the Building Division can notify the owners of such property that permits are required, then issue the permits to enable tabulation of housing unit changes due to fire.

Responsible Agencies: Planning and Development Department,
Building Division
Fire Warden

Time Frame: Fiscal Year 1996-97

8.5 Coordinate building permit records with incorporated cities in Tulare County.

Program:

8.51 Enter into agreements with incorporated cities in Tulare County to obtain, on a regular basis, either weekly or monthly summaries of the following types of building permits, by date, street address and census tract to enable tabulation of the change in housing units on a countywide basis.

housing unit construction;
housing unit demolition or removal;
housing unit relocation, including address of previous location; and
housing units lost by fire.

Responsible Agencies: Tulare County Association of Governments
Planning and Development Department,
Building and Information Systems Divisions

8.6 Streamline access to building records to permit an accurate tabulation of housing unit change through which housing, household and population estimates can be made for any given date.

Programs:

8.61 Continue to prepare a monthly summary of residential building permits which would include, by street address, census tract, nearest community, and, where multiple units are concerned, both the number of structures and the number of units in each structure, the following types of permits:

- . new construction of single-family units;
- . new construction of multiple-family units;
- . mobilehome installations;
- . mobilehome removals;
- . demolition of single-family units;
- . demolition of multiple-family units;
- . relocated units, including address of previous location; and
- . rehabilitation of single- and multiple-family units.

Responsible Agency: Planning and Development Department,
Building and Information Systems Divisions

Time Frame: Ongoing

8.62 Produce periodic housing reports which identify community needs and provide information on housing starts, sales prices and other housing activity.

Responsible Agencies: Planning and Development Department,
Community Development and Building
Divisions
Boards of Realtors

Time Frame: Ongoing

Objective 9: PROVIDE INCREASED OPPORTUNITIES FOR RESIDENTIAL ENERGY CONSERVATION

Policies:

9.1 Assure that County codes and ordinances promote residential energy conservation.

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

Programs:

9.11 Continue to enforce and streamline implementation of the State Residential Energy Standards.

Responsible Agency: Planning and Development Department,
Building Division

Time Frame: Ongoing

9.12 Review existing and proposed codes and ordinances to assure that they do not deter construction of innovative, energy-efficient housing.

Responsible Agency: Planning and Development Department,
Building Division

Time Frame: Ongoing

9.13 Continue to enforce the provisions of the Subdivision Map Act regulating energy efficient subdivision design.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

GOAL II: THE EARLY ATTAINMENT OF AN AFFORDABLE HOME WHICH MEETS THE ECONOMIC AND SOCIAL NEEDS OF EVERY PRESENT AND FUTURE RESIDENT OF THE TULARE COUNTY UNINCORPORATED AREA.

Objective 10: IMPROVE OPPORTUNITIES FOR HOUSING AFFORDABILITY AND REDUCE THE NUMBER OF NONMARKET-RATE LOWER INCOME HOUSEHOLDS BY 10% BY 1997.

Policies:

10.1 Encourage Federal and State governments to maintain and increase housing assistance to lower income households.

Program:

10.11 Identify target areas for public housing assistance, based on a countywide needs assessment, housing condition surveys, and other relevant information.

Responsible Agency: Planning and Development Department,
Community Development Division

Time Frame: Ongoing

10.2 Work with public and private nonprofit agencies to encourage purchase of appropriate undeveloped sites (land banking) for future sale, at less than market cost, to developers who would agree to build a percentage of the total units for lower income households, and to assure the availability of affordable sites for public housing.

Programs:

10.21 When land is purchased by the County in conjunction with installation of new public facilities, consideration should be given to making any excess land available for sale to accommodate affordable housing.

Responsible Agency: Planning and Development Department,
Community Development Division

Time Frame: Ongoing

10.22 Continue to implement Government Code Section 54220, which requires the County to make surplus lands available for purchase by housing agencies.

Responsible Agencies: County Counsel
Building Services and Parks Department

Time Frame: Ongoing

10.3 Improve housing affordability by utilizing density bonuses, zero lot lines, special units, smaller lot sizes, or cluster development, in return for construction of a percentage of total units for lower-income households.

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

Program:

10.31 Continue efforts to amend the Zoning and Subdivision Ordinances to allow higher densities, zero lot line development and other, more flexible, zoning provisions.

Responsible Agencies: Planning and Development Department
County Counsel

10.32 Prepare and adopt a Density Bonus Ordinance consistent with State Density Bonus Law.

Responsible Agencies: Planning and Development Department
County Counsel

Time Frame: By June 31, 1993

10.4 Improve the understanding of housing issues at both staff and decision-making levels.

Programs:

10.41 Make developers, builders and the public aware of changes which have been made or are under consideration and increase the County's public relations efforts.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

10.42 Preparation of annual reports which enumerate new ordinances, policy and standard revisions undertaken during the previous year and review of accomplishments.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

10.43 Include a more detailed analysis of pros and cons and likely results of proposed amendments in Planning and Development Department staff reports

Responsible Agencies:

Planning and Development Department
County Counsel

Time Frame:

To be agreed upon between school districts and the Board of Supervisors at the time the districts request approval of additional school fees.

10.5 Study the impact of school fees on housing affordability.

Programs:

10.51 A complete study is now in progress to evaluate the impact of additional school fees and develop recommendations to the Board of Supervisors to reduce the impact on low income households, encourage greater uniformity of fees, and correct existing inequities (e.g., charging fees for rebuilding units destroyed by fire, for senior citizen housing projects, etc.).

Responsible Agencies:

Planning and Development Department
County Counsel

Time Frame:

To be agreed upon between school districts and the Board of Supervisors at the time school districts request approval of additional school fees.

10.52 Encourage school districts to pursue financial measures such as the one approved by the City of Tulare, which balances costs between new and existing residents, and all other alternatives prior to requesting the Board of Supervisors to impose additional school impact fees.

Responsible Agencies:

Board of Supervisors
School Districts
County Counsel

Time Frame:

To be agreed upon between school districts and the Board of Supervisors at the time school districts request approval of additional school fees.

10.53 Investigate methods to reduce, provide for extended payment periods, and/or subsidize school impact fees for households below the poverty level.

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

Responsible Agencies:

County Counsel
School Districts
Planning and Development Department,
Community Development Division

Time Frame:

Prepare report for consideration by the Board of Supervisors by 1996.

10.6 Continue present efforts to standardize County development requirements.

Programs:

10.61 Continue to amend the Zoning Ordinance as appropriate to include written standards for permits for which no written standards currently exist, in order to reduce the number of discretionary permits.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

10.62 Develop informational brochures with diagrams to promote better understanding of County development standards.

Responsible Agencies: Planning and Development and Public Works Departments

Time Frame: Ongoing

10.7 Support the use of Community Development Block Grants and other grant funds for rehabilitation and site development for lower income housing.

Program:

10.71 Require the execution of a rental agreement to restrict rental increases to an agreed-upon percentage for all rental units rehabilitated by publicly-funded housing rehabilitation programs.

Responsible Agency: Planning and Development Department,
Community Development Division

Time Frame: Ongoing

GOAL III: THE EARLY ATTAINMENT OF A SATISFYING RESIDENTIAL ENVIRONMENT WITH ADEQUATE PUBLIC AND PRIVATE SERVICES AND FACILITIES

Objective 11: PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, RELIGION, SEX, MARITAL STATUS, ANCESTRY NATIONAL ORIGIN OR COLOR

Policy:

11.1 Actively seek to discourage housing discrimination based upon race, religion, sex, marital status, ancestry, national origin or color.

Program:

11.11 Disseminate information on fair housing laws and refer inquiries regarding housing discrimination to the Fresno district office of the Department of Fair Employment and Housing and Tulare-Kings Counties Legal Services.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

Objective 12: ASSURE THE PROVISION OF ADEQUATE PUBLIC FACILITIES AND SERVICES TO MEET THE 1997 TOTAL NEW CONSTRUCTION NEEDS.

Policies:

12.1 Encourage Federal and State governments to increase the level of funding for improvements or expansion of sewer and water facilities serving unincorporated communities.

Program:

12.11 Meet with Federal and State officials on a regular basis to review grant program status and to advocate higher placement on priority funding lists for Tulare County communities.

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

Responsible Agencies: Planning and Development Department,
Community Development Division
Health Department

Time Frame: Annually

12.2 Complete the formation of a County Service Area encompassing the entire unincorporated area which can provide community services on a demand basis.

Programs:

12.21 Implement the County Service Area as a vehicle for maintaining privately-developed public facilities for new subdivisions in unincorporated communities.

Responsible Agency: Board of Supervisors

Time Frame: Ongoing

12.22 Utilize the County Service Area as a vehicle to maintain new public facilities in unincorporated communities.

Responsible Agencies: Board of Supervisors
Planning and Development Department,
Community Development Division

Time Frame: Ongoing

12.23 Through the County Service Area, issue 1911 and 1915 Act bonds and utilize 1913 Act assessments for improvements in unincorporated communities

Responsible Agencies: Board of Supervisors
Planning and Development Department,
Community Development Division

Time Frame: Ongoing

**Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program**

12.3 Develop up-to-date information regarding community sewer and water needs.

Program:

12.31 Identify target areas for public infrastructure assistance, based on a countywide needs assessment, housing condition surveys, and other relevant information.

Responsible Agency: Planning and Development Department,
Community Development Division

Time Frame: Ongoing

12.4 Assure that all new housing within the urban areas of unincorporated communities is either: (1) served by community water and/or sewer, or (2) that soil conditions permit safe treatment of liquid waste by septic tank systems.

Programs:

12.41 Continue to regulate and monitor installation of septic systems to assure public health and safety.

Responsible Agency: Health Department

Time Frame: Ongoing

12.42 Encourage utilization of the County Service Area for maintenance of new community facilities, and utilization of homeowners associations for appropriate maintenance responsibilities such as security, landscaping, recreation and common area maintenance.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

12.5 Provide technical assistance to public utility districts and community services districts.

Programs:

12.51 Continue existing County efforts whenever feasible to (1) provide data and other information to identify the needs for sewer and water facilities; (2) submit grant applications on behalf of the districts; (3) review and process grant applications; (4) administer grants provided by Federal and State governments; and (5) recover County costs incurred in providing technical assistance.

Responsible Agencies: Planning and Development Department,
Community Development Division
Health Department

Time Frame: Ongoing

12.52 Identify overlapping or inconsistent public facility standards and seek to eliminate duplication, unless the County determines that more stringent standards are necessary for public health and safety.

Responsible Agencies: Planning and Development Department,
Countywide Planning and
Community Development Divisions
Health Department
Public Works Department
Uniform Improvement Standards Committee

Time Frame: Ongoing through the preparation of community plans and rezoning studies.

12.6 Continue to use Community Development Block Grants and other available funds to install and upgrade public facilities within existing unincorporated communities.

Program:

12.61 In target communities, use redevelopment authority along with other funds and tools as a means to subsidize public improvements.

**Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program**

Responsible Agencies: Board of Supervisors
Planning and Development Department,
Community Development Division

Time Frame: Ongoing

12.7 Coordinate capital improvement programs for street construction, paving, and the replacement of substandard sewer and water lines with programs for housing rehabilitation.

Program:

12.71 Coordinate community development and capital improvement programs through designation of target areas.

Responsible Agencies: Planning and Development Department,
Community Development Division
Public Works Department

Time Frame: Ongoing

12.8 With regard to improvement requirements, assure that a balance is achieved between housing needs and public protection, and that requirements are necessary for protection of public health and safety.

Program:

12.81 Examine and, where appropriate, update improvement standards to distinguish between different types of improvements, based upon purpose and function.

Responsible Agencies:	Planning and Development Department Public Works Department Health Department Fire Department
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Time Frame: Immediate and Ongoing

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program*

12.9 Assure that improvement fees are applied in an equitable manner.

Program:

12.91 For new improvements which serve both new and existing residents, and over which the County has fee-setting authority, balance new charges and assessments between new and existing residents.

Responsible Agency: Board of Supervisors

Time Frame: To be addressed whenever new impact fees and service charges are under consideration.

Objective 13: PROTECT THE PUBLIC HEALTH AND SAFETY AND ASSURE A SATISFYING RESIDENTIAL ENVIRONMENT

Policies:

13.1 Encourage subdivision and housing unit design which provides for a reasonable level of safety and security.

Program:

13.11 Research designs which promote safety and security and incorporate these approaches into County standards and review practices.

Responsible Agency: Planning and Development Department

Time Frame: Ongoing

13.2 Place greater emphasis upon enforcement of the Health and Safety Code.

Program:

13.21 Investigate the feasibility of inspecting residential lots and citing property owners in violation of health standards on a systematic basis.

Responsible Agency: Health Department

Time Frame: Ongoing

13.3 Continue to ensure the quality and livability of residential neighborhoods.

Program:

13.31 Develop and adopt County mobilehome park standards for site design, including densities, lot area, setbacks, parking, landscaping, fencing, street widths, recreation, and lighting.

Responsible Agency: Planning and Development Department,
Countywide Planning Division

Time Frame: Prepare report by Fiscal Year 1996-97

13.4 Discourage construction of residential units in areas with high noise levels, or require that adverse noise levels be mitigated.

Program:

13.41 Continue to implement the provisions of the California Environmental Quality Act and the Noise Element of the Tulare County General Plan, with regard to new residential development.

Responsible Agencies: Planning and Development Department
Health Department

Time Frame: Ongoing

13.5 Support locally-initiated programs to provide neighborhood parks and recreational facilities for residential areas within existing unincorporated communities.

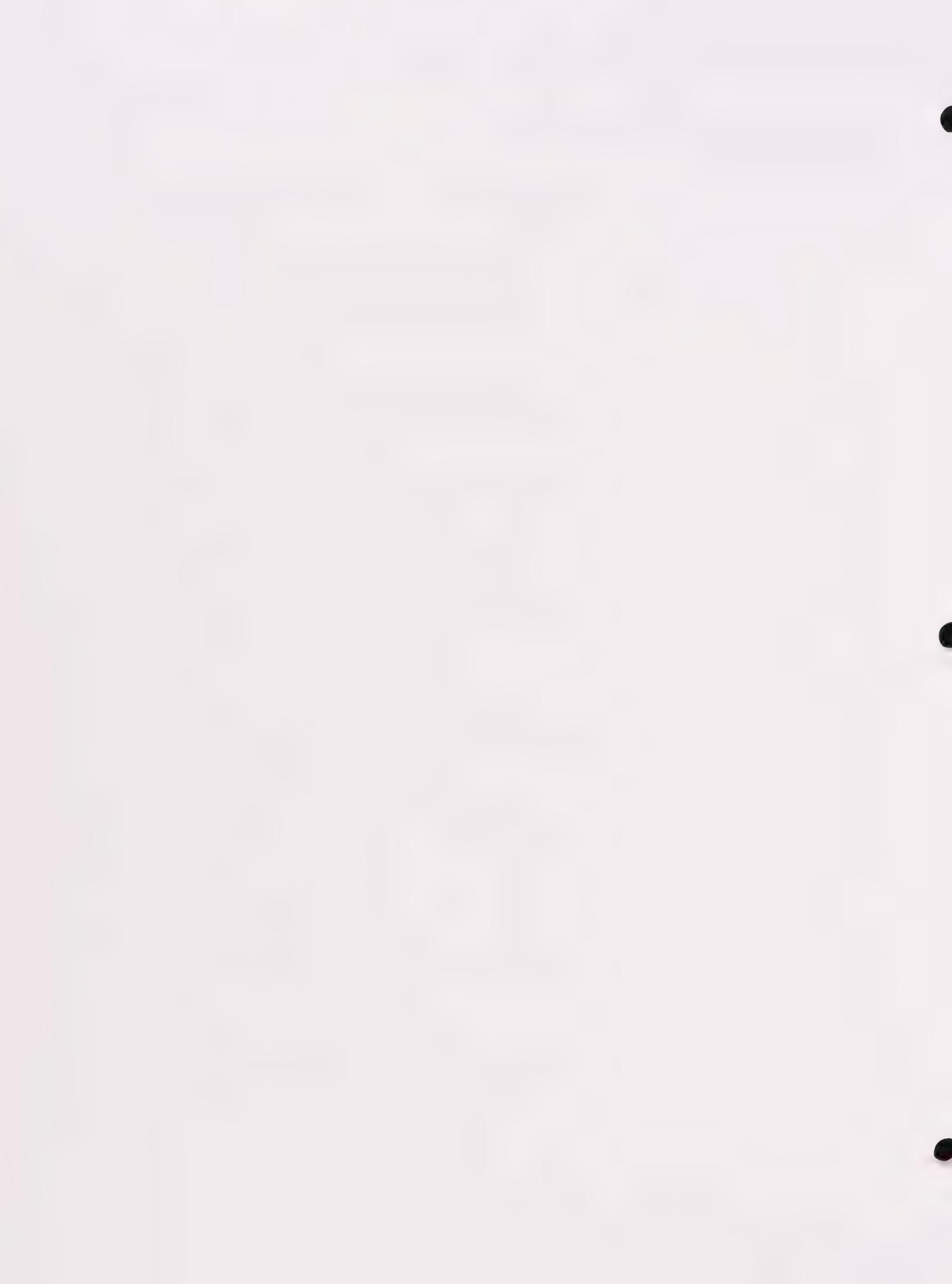
Program:

13.51 Encourage unincorporated communities and special districts to apply for State Park Bond funds for parks and recreation.

**Tulare County Planning and Development Department
1992 Housing Element
Chapter VI, Housing Program**

Responsible Agencies: Planning and Development Department,
Community Development Division
Building Services and Parks Department

Time Frame: Ongoing



CHAPTER VII PUBLIC PARTICIPATION

The Planning and Development Department staff has carried on a dialogue with business, civic, and citizen groups during the preparation of the Housing Element. Meetings were held to discuss the document and review comments and recommendations of various community groups. Some comment was received via telephone conversations. The groups representing the business sector of the community included: the Tulare-Kings Building Industry Association, and Self Help Enterprises, Inc. The civic and citizen groups included representatives from the Tulare County Housing Authority, The County Department of Public Social Services, and citizens at-large.

Staff initiated the citizen participation process through discussions with the five member 1992 Housing Element Working Committee. This committee was appointed by the Planning and Development Department and represented a diverse group of individuals and organizations that are concerned with housing issues. Comments received from this committee were integrated into the Final Draft of the Housing Element.

Representatives of all economic segments of the community have participated in the public review process.

Through the environmental review process, many groups and agencies were given the opportunity to review and comment. They include the State Clearinghouse, each of the cities and Community Councils, the Tulare-Kings Building Industry Association, the real estate industry, the County Public Works, Public Social Services and Sheriff's Departments, Self-Help Enterprises, Inc., the Planning and Development Department, the Tulare County Housing Authority, and the Tulare County Association of Governments. In addition, the document was reviewed by persons from the general citizenry.

The document was referenced for public hearings before the Planning Commission and the Board of Supervisors in English and Spanish in various newspapers of general circulation. Further, copies of the Element are available for review at all County Libraries throughout the County and at Planning and Development Department offices.

Intergovernmental Coordination

Staff has made every effort to assure intergovernmental coordination in the preparation of Housing Element data and programs. The roles of major agencies are explained throughout the document. Through a joint planning committee, the County and its cities worked to provide a comprehensive approach to meeting regional housing needs. They met with representatives of the State Department of Housing and Community Development to familiarize themselves with the mandates of State law which would need to be addressed within local housing elements.

Environmental Review

The State Office of Planning and Research Clearinghouse has been forwarded the project environmental assessment for review and comment. A Declaration of Negative Environmental Impact for the Housing Element has been prepared. It is anticipated that the Clearinghouse will verify compliance with environmental review requirements pursuant to the California Environmental Quality Act.

Performance Evaluation

Pursuant to Sections 65580 through 65589, Chapter 1143, Article 10.6 of the California Government Code, the County of Tulare has reviewed its housing goals, objectives, and policies in contributing to the attainment of the State Housing Goal, the effectiveness of the Housing element in attainment of the community's housing goals and objectives, and the progress of the County in implementation of housing related programs. The Housing Element was revised to reflect the results of this review. The draft Housing Element was also submitted to the State Office of Housing and Community Development for review and comment.

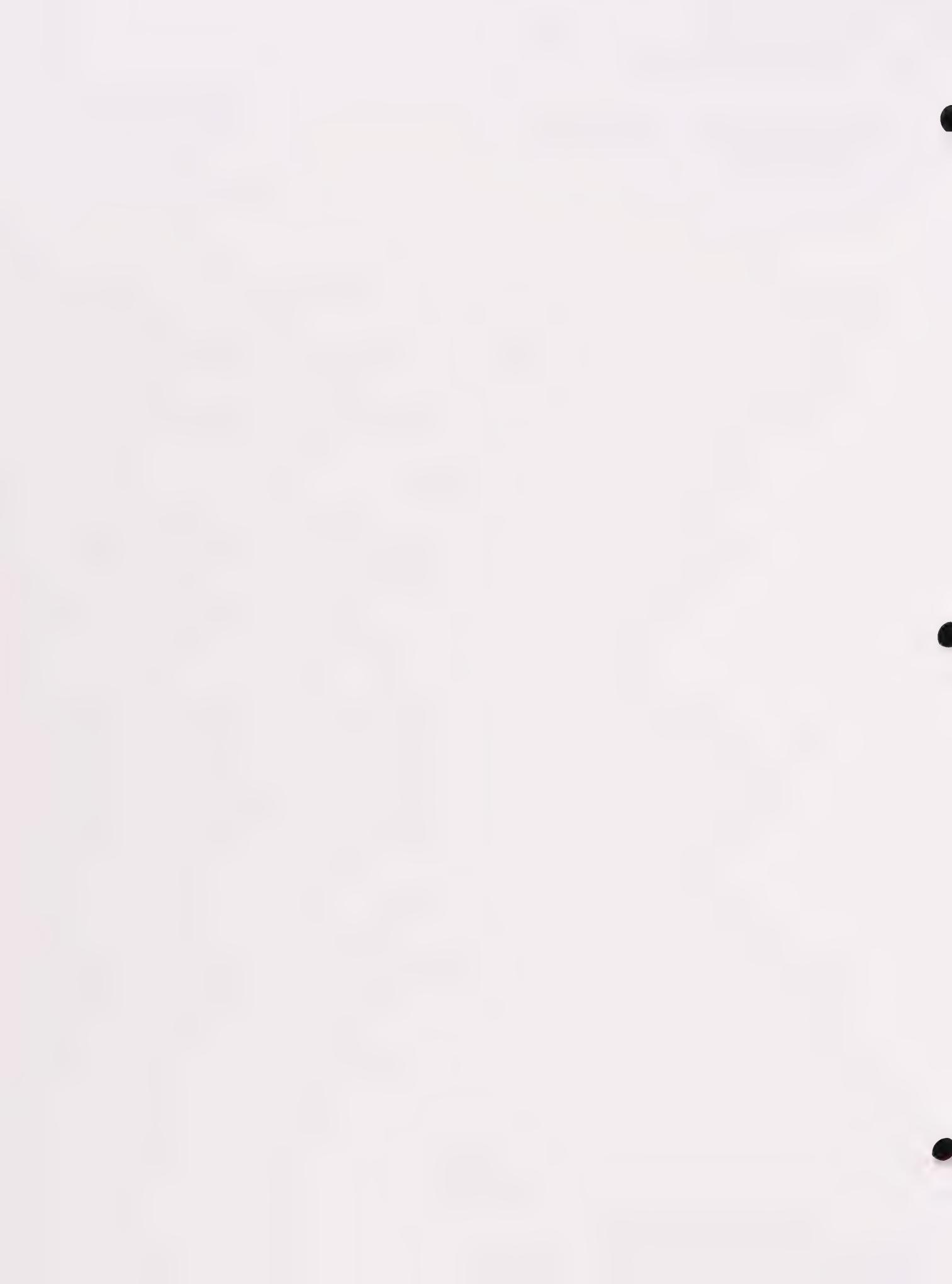
Provision for Update

State law now requires a formal periodic update of the Housing Element - the current one by July 1, 1992, and at five-year intervals thereafter. Updated information will be provided to the Board of Supervisors.

*Tulare County Planning and Development Department
1992 Housing Element
Chapter VII, Public Participation*

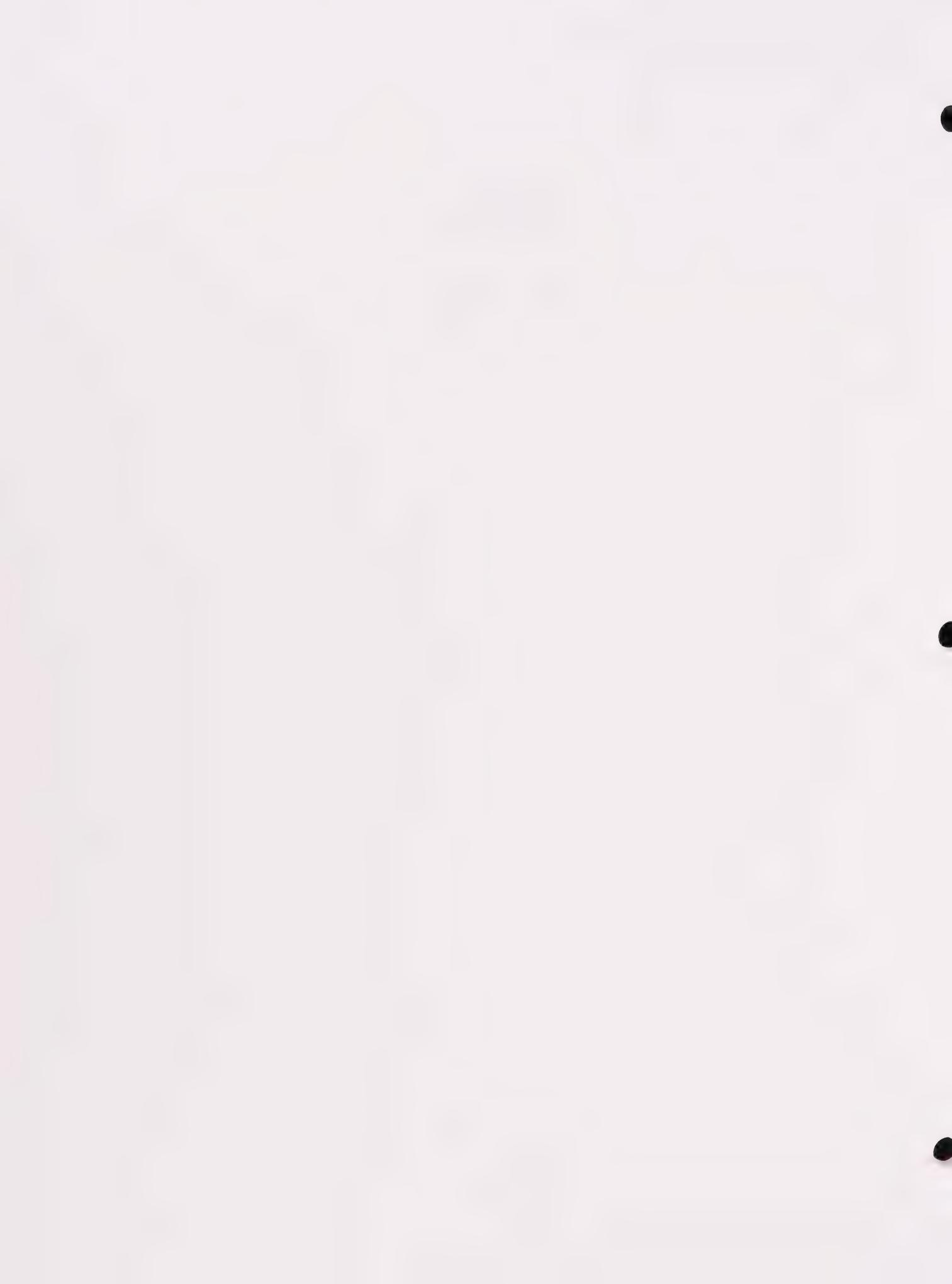
The following criteria will be used and reflected in the mandatory update at the five-year interval:

- . the effectiveness of the housing program in relation to the goals and objectives will be evaluated;
- . plans initiated since the last Element update will be identified; and
- . discontinued plans or plans will be indicated.



APPENDIX A

RESOLUTIONS



BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA

* * *

IN THE MATTER OF GENERAL PLAN)
AMENDMENT, CASE NO. GPA 93-001)
1992 HOUSING ELEMENT OF THE)
TULARE COUNTY GENERAL PLAN)

CORRECTED
RESOLUTION NO. 93-0271

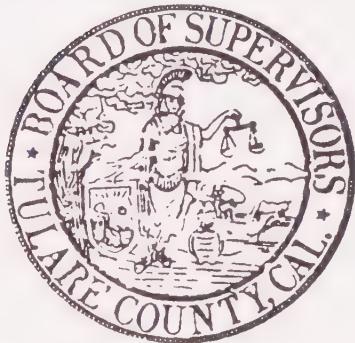
UPON MOTION OF SUPERVISOR MAPLES, SECONDED BY
SUPERVISOR MAZE, THE FOLLOWING WAS ADOPTED BY THE BOARD
OF SUPERVISORS, AT AN OFFICIAL MEETING HELD MARCH 23, 1993, BY
THE FOLLOWING VOTE:

AYES: Supervisors Sanders, Richmond, Maze, Harness & Maples

NOES: None

ABSTAIN: None

ABSENT: None



ATTEST: LOUIS J. FERNANDEZ
COUNTY EXECUTIVE/CLERK
BOARD OF SUPERVISORS

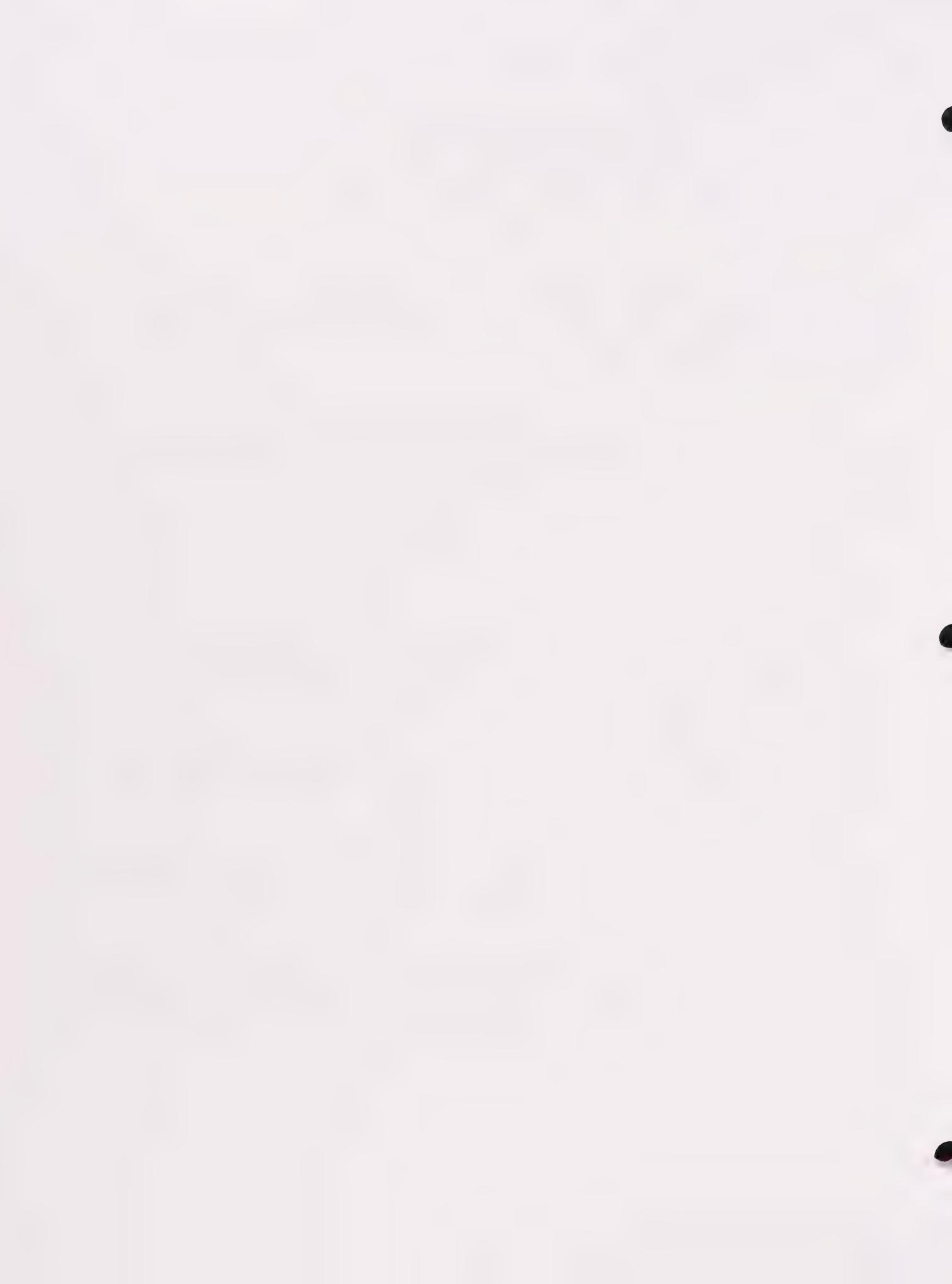
BY:

Louis J. Fernandez
Deputy Clerk

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Adopted the General Plan Amendment, Case No. GPA 93-001, proposed update to the 1992 Housing Element of the Tulare County General Plan

Certified the Negative Declaration prepared for the 1992 Housing Element (GPA 92-02) and directed the Clerk of the Board to file the Notice of Determination and Certificate of Fee Exemption with the County Clerk (NO PUBLIC TESTIMONY - PUBLIC HEARING CLOSED)



BEFORE THE PLANNING COMMISSION
COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF GPA NO. 93-01, UPDATE)
OF THE 1992 HOUSING ELEMENT OF THE) RESOLUTION NO. 7110
TULARE COUNTY GENERAL PLAN)

WHEREAS, by Resolution No. 7102, the Tulare County Planning Commission initiated General Plan Amendment Case No. 93-01; and

WHEREAS, the Planning Commission has given notice of proposed General Plan Amendment No. 93-01, as provided in Section 65351 of the Government Code of the State of California; and

WHEREAS, Staff has prepared a written report regarding this update of the 1992 Housing Element, and presented set report and update to the Planning Commission regarding this proposal; and

WHEREAS, this Planning Commission on January 27, 1993 reviewed the revisions and on February 10, 1993, conducted a public hearing to receive testimony for General Plan Amendment No. 93-01 and to consider the proposed technical revisions to the 1992 Housing element of the Tulare County General Plan.

WHEREAS, the Housing Element of the Tulare County General Plan is a State mandated General Plan Element and was adopted in 1984, and amended in 1990 and 1992; and

WHEREAS, a General Plan Amendment is necessary to update the 1992 Housing Element of the Tulare County General Plan in order to meet the revisions that are required by the State Department of Housing and Community Development.

NOW, THEREFORE, BE IT RESOLVED as follows:

A. This Planning Commission, after considering all of the evidence presented, hereby adopts the following findings:

1. The State Department of Housing and Community Development requested additional information and technical revisions to the 1992 Housing Element adopted by the Tulare County Board of Supervisors on June 30, 1992, by Resolution No. 92-0746.
2. The requested information was submitted to the State Department of Housing and Community Development and technical revisions to the document were made and submitted to the State Department of Housing and Community Development for review.
3. The State Department of Housing and Community Development granted tentative approval of the 1992 Housing Element on December 14, 1992.

4. This Planning Commission on January 13, 1993, reviewed and considered the revisions requested by the State Department of Housing and Community Development and initiated General Plan Amendment No. 93-01, which consists of an update of the 1992 Housing Element of the Tulare County General Plan.
5. The proposed revisions made to the 1992 Housing Element would not substantially change this Commission's earlier findings and recommendation on the 1992 Housing Element of the Tulare County General Plan since no changes to the Policies or Programs are being proposed.
6. The environmental impacts of this project have been adequately addressed in the Negative Declaration prepared for the 1992 Housing Element, General Plan Amendment No. 92-02, which has been reviewed by this Planning Commission.

AND, BE IT FURTHER RESOLVED as follows:

That the Planning Commission of the County of Tulare hereby approves General Plan Amendment No. 93-01, and update of the 1992 Housing Element of the Tulare County General Plan, and recommends that the Tulare County Board of Supervisors take the following action:

1. Adopt the Negative Declaration prepared for General Plan Amendment No. 92-02 as adequate to address the environmental impacts of this project, General Plan Amendment No. 93-01.

2. Approve General Plan Amendment No. 93-01, to adopt an update of the 1992 Housing Element of the Tulare County General Plan.

The foregoing resolution was adopted upon motion of Commissioner Huffman, seconded by Commissioner Kirkpatrick, at a regular meeting of the Planning Commission on February 10, 1993 by the following roll call vote:

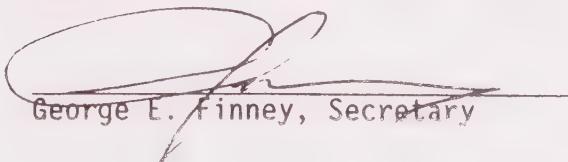
AYES: Brogan, Huffman, Jensen, Kapheim, Kirkpatrick, Millwee

NOES:

ABSTAIN:

ABSENT: Tracy

TULARE COUNTY PLANNING COMMISSION



George E. Finney, Secretary

JF:jf

1 BEFORE THE BOARD OF SUPERVISORS

2 COUNTY OF TULARE, STATE OF CALIFORNIA

3 IN THE MATTER OF ADOPTION OF)
4 GENERAL PLAN AMENDMENT NO. 92-02)
5 AN UPDATE OF THE HOUSING ELEMENT)
6 OF THE TULARE COUNTY GENERAL PLAN)

RESOLUTION NO. 92-0746

7 Upon Motion of Supervisor Maples, seconded by Supervisor
8 Magoon, the following resolution was made, passed, and adopted:

9 WHEREAS, by Resolution No. 6977 the Planning Commission of the
10 County of Tulare initiated action to update the Housing Element of the
11 Tulare County General Plan, pursuant to Title 7, Division 1, Chapter 3
12 Articles 5, 6 and 10.6 of the Government Code; and

13 WHEREAS, by Resolution No. 7026 the Planning Commission of the
14 County of Tulare recommended approval of General Plan Amendment No. 92-
15 02, an update of the Housing Element of the Tulare County General Plan;
16 and

17 WHEREAS, a study session was held on this matter by this Board
18 on June 23, 1992; and

19 WHEREAS, a public hearing was held at which time public tes-
20 timony was received regarding said General Plan Amendment at a regular
21 meeting of the Board of Supervisors of the County of Tulare on June 30,
22 1992.

23 NOW, THEREFORE, BE IT RESOLVED, as follows:

24 1. This Board hereby certifies that it has reviewed and con-
25 sidered information contained in the Negative Declaration prepared for
26 the proposed Amendment in compliance with the California Environmental
27 Quality Act of 1970, as amended, and the State Guidelines for the im-
28 plementation of the California Environmental Quality Act prior to taking
action on the proposed Amendment;

1 2. This Board determines the following facts and findings to
2 be relevant in evaluating the proposed Amendment to the Housing Element
3 of the Tulare County General Plan;

4 (a) This General Plan Amendment pertains to an update of the
5 Housing Element of the Tulare County General Plan

6 (b) The proposed update of the Housing Element identifies
7 housing needs and opportunities that are associated with housing for the
8 unincorporated area of Tulare County.

9 (c) The proposed update of the Housing Element examines the
10 relationships between housing needs, ways of alleviating those needs and
11 the provision of adequate housing sites for the period 1992-1997.

12 (d) The proposed update of the Housing Element presents the
13 goals, objectives and policies of Tulare County with regards to housing
14 needs.

15 (e) The proposed update of the Housing Element sets forth the
16 existing and intended programs which will alleviate the identified hous-
17 ing needs.

18 (f) The proposed update of the Housing Element sets forth the
19 strategies which will be investigated and which, if implemented, will
20 further alleviate the identified housing needs.

21 (g) The policies contained in the Housing Element are consis-
22 tent with policies contained in other mandated elements and optional
23 elements of the Tulare County General Plan.

24 AND, BE IT FURTHER RESOLVED, THAT:

25 1. This Board hereby finds the proposed 1992 Housing Element
26 will not have a significant effect on the environment and certifies that
27 a Negative Declaration for said Element has been completed in compliance

1 with the California Environmental Quality Act and the State Guidelines
2 for the Implementation of the California Environmental Quality Act of
3 1970.

4 2. This Board hereby adopts General Plan Amendment No. 92-02,
5 the 1992 update to the Housing Element of the Tulare County General Plan
6 as presented by the Planning and Development Department to this Board on
7 June 30, 1992.

8 The foregoing resolution was adopted upon a motion of Supervisor
9 Maples, seconded by Supervisor Magoon, at an official meeting of the
10 Board of Supervisors of the County of Tulare held on June 30, 1992, by
11 the following roll call vote:

12 AYES: Supervisors Gould, Magoon, Johnson, Harness, Maples

13 NOES: None

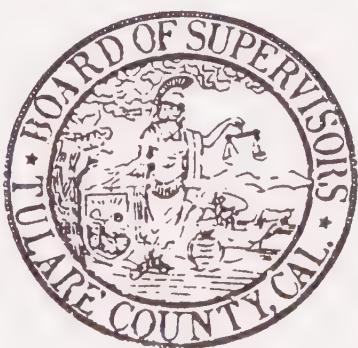
14 ABSTAIN: None

15 ABSENT: None

16 ATTEST: LOUIS J. FERNANDEZ
17 COUNTY EXECUTIVE/CLERK
18 BOARD OF SUPERVISORS

19 BY:

20 *Janice McFarlin*
21 Deputy Clerk



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BEFORE THE PLANNING COMMISSION
COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF GENERAL PLAN AMENDMENT)
NO. 92-02, ADOPTING AN UPDATE OF THE)
HOUSING ELEMENT OF THE TULARE COUNTY)
GENERAL PLAN) RESOLUTION NO. 7026

WHEREAS, by Resolution No. 6977, the Tulare County Planning Commission approved a request from the Tulare County Planning Department to initiate General Plan Amendment Case No. 92-02; and

WHEREAS, the Planning Commission has given notice of proposed General Plan Amendment No. 92-02, as provided in Section 65351 of the Government Code of the State of California; and

WHEREAS, Staff has prepared a written report and draft Housing Element, and presented said report and Element to the Planning Commission regarding this proposal; and

WHEREAS, the Housing Element of the Tulare County General Plan is a State mandated General Plan Element and was adopted in 1984, and amended in 1990, and

WHEREAS, Section 65588 (a)&(b) of the Government Code of the State of California requires each local government to update its housing element as appropriate, but not less than every five years, and

WHEREAS, an update to the Housing Element must be completed by July 1, 1992.

WHEREAS, a public hearing was held to consider said Amendment on May 27, 1992, at a regular meeting of the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED as follows:

A. This Planning Commission, after considering all of the evidence presented, hereby adopts the following findings:

1. General Plan Amendment No. 92-02 consists of an update to the Housing Element of the Tulare County General Plan. The update contains information, analysis, and provisions for housing for the unincorporated area of Tulare County for the period 1992-97.
2. The Housing Element was required as a mandatory general plan element by State Legislature in 1967.
3. Tulare County adopted housing elements in accordance with State Housing Law in 1973, 1976, 1981 and 1984.

4. State law requires that each local agency adopt a housing element by July 1, 1992.
5. The policies contained within the Housing Element have been checked for consistency with policies contained in other mandated and optional elements of the Tulare County General Plan, and have been found to be consistent with these policies.
6. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, which has been reviewed by the Planning Commission.
7. Recommend to the Board of Supervisors to approve General Plan Amendment No. 92-02 to adopt an update to the Housing Element of the Tulare County General Plan.

AND, BE IT FURTHER RESOLVED as follows:

That the Planning Commission of the County of Tulare hereby approves General Plan Amendment No. 92-02, an update of the Housing Element of the Tulare County General Plan.

The foregoing resolution was adopted upon motion of Commissioner Millwee, seconded by Commissioner Kirkpatrick, at a regular meeting of the Planning Commission on the 10th day of June, 1992 by the following roll call vote:

AYES: Brogan, Jensen, Millwee, Kirkpatrick, Huffman

NOES:

ABSTAIN:

ABSENT: Tracy, Kapheim

TULARE COUNTY PLANNING COMMISSION



George E. Finney, Secretary

jf

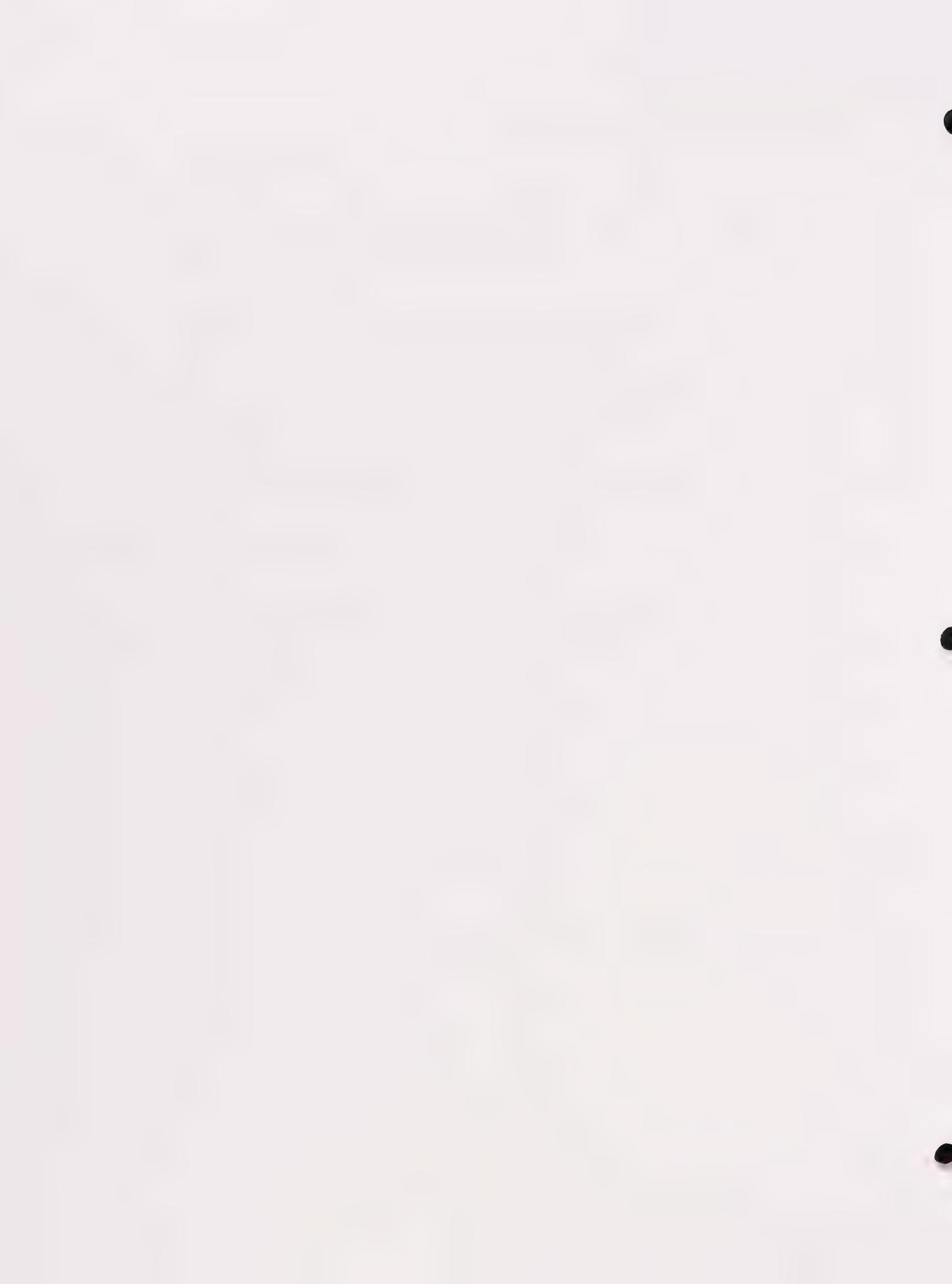
APPENDIX B

NEGATIVE DECLARATION

DFG CERTIFICATES OF FEE EXEMPTION

NOTICES OF DETERMINATION

HOUSING ELEMENT APPROVAL LETTER FROM THE STATE HCD



Project: GPA 92-02/GPA 93-01
Applicant: County of Tulare
X-Ref. Tulare County Planning and
Development Department
Date Prepared: May 1, 1992

NEGATIVE DECLARATION

DESCRIPTION OF PROJECT:

Proposal: The proposed project is an update of the Housing Element of the Tulare County General Plan. The proposed update contains information analyses, and provisions for housing for the unincorporated area of Tulare County for the period 1992-1997.

Location: The proposed project applies to the unincorporated area of Tulare County, including the unincorporated communities of Allensworth, Alpaugh, Cutler-Orosi, Delft Colony, Ducor, Earlimart, East Orosi, East Porterville, Elderwood, Goshen, Ivanhoe, Lemon Cove, Lindcove, London, Pixley, Plainview, Poplar-Cotton Center, Richgrove, Seville, Springville, Strathmore, Sultana, Terra Bella, Teviston, Three Rivers, Tipton, Traver, Woodville, Yettem, as well as the rural unincorporated area.

Project Facts:

Refer to Initial Environmental Study for a) project facts, plans and policies, b) discussion of environmental effects and mitigation measures and c) determination of significant effect.

Attachments:

Initial Environmental Study (X)

Maps (X)

Mitigation Measures ()

Letters (X)

Staff Report (X)

DECLARATION OF NO SIGNIFICANT EFFECT:

This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels,

threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

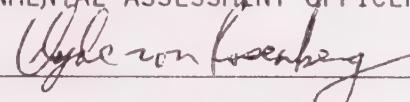
This Negative Declaration has been prepared by the Tulare County Planning and Development Department in accordance with the California Environmental Quality Act of 1970, as amended. A copy may be obtained from the Tulare County Planning and Development Department Staff during normal business hours.

APPROVED

GEORGE E. FINNEY

ENVIRONMENTAL ASSESSMENT OFFICER

BY:



DATE APPROVED: 5-12-92

REVIEW PERIOD: 30 days

NEWSPAPERS: VISALIA TIMES-DELTA
TULARE ADVANCE REGISTER
PORTERVILLE RECORDER

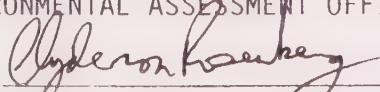
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This Negative Declaration is determined to be adequate for GPA 93-01, an Amendment to the 1992 Housing Element of the Tulare County General Plan.

APPROVED

GEORGE E. FINNEY

ENVIRONMENTAL ASSESSMENT OFFICER

By: 

Date Approved: 1-18-93

Review Period: 10 days

Newspapers: Visalia Times Delta, Tulare Advance-Register, Porterville Recorder

Copies of the Environmental Assessment/Initial Study and Checklist for GPA 92-02 are available in Room 105 of the Tulare County Planning and Development Department Office Tulare County Courthouse.

TULARE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT

Environmental Assessment/Initial Study

General Plan Amendment - GPA 92-02

1992 HOUSING ELEMENT

I. PROJECT DESCRIPTION:

This project consists of an update to the Housing Element of the Tulare County General Plan. Section 65588(a)(b) of the Government Code of the State of California requires each local government to update its housing element as appropriate, but not less than every five years, to reflect the results of periodic review and evaluation of the following:

- (1) The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal.
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) The progress of the County in implementation of the housing element.

The 1984 Housing Element covered the planning period 1984 to 1990. Correspondence from the State Department of Housing and Community Development (HCD) in 1990 indicated that household projections from State Department of Finance for 1992 were approximately the same as those contained in the 1984 Housing Element for 1990. As a result, the 1984-1992 new construction need was considered the same as the 1984-1990 need. The State HCD indicated that the Housing Element Deadline would be extended to July 1, 1992 if all text and data were revised to show the 1992 date instead of the 1990 date for projections. The amendments to the Housing Element as recommended above, were adopted by the Planning Commission on September 26, 1990 as GPA 90-05 (Resolution No. 6803). The Board of Supervisors approved GPA 90-05 on November 6, 1990 (Resolution No. 90-1345).

This update contains the following information, analysis and provisions for the unincorporated area of Tulare County for the period 1992-1997:

- (1) A quantification of the existing and projected housing needs for all income levels, including the unincorporated area's share of the regional housing need, as determined by the Tulare County Association of Governments.
- (2) Analysis and documentation of housing and household characteristics, including level of payment compared to ability to pay, overcrowding, and housing stock condition.

- (3) An inventory of land suitable for residential development.
- (4) Analysis of special housing needs including those of the handicapped, senior citizens, minority households, overcrowded households, large families, farmworkers, single heads of households, homeless, Southeast Asians, households with emergency needs, and households displaced by governmental actions.
- (5) Analysis of potential and actual governmental and non-governmental constraints upon the maintenance, improvement or development of housing for all income levels.
- (6) Analysis of subsidized units at risk of losing their subsidies.
- (7) Analysis of opportunities for energy conservation with respect to residential development.
- (8) A statement of goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.
- (9) A program which sets forth a five (5) year schedule of actions to implement the goals, policies and objectives, which include the following:
 - (a) Identification of adequate sites for a variety of housing types for all income levels.
 - (b) Assistance in the development of adequate housing to meet the needs of low- and moderate-income households.
 - (c) Identification and, where appropriate and legally possible, removal of governmental constraints to the maintenance, improvement and development of housing.
 - (d) Conservation and improvement of the existing affordable housing stock.
 - (e) Promotion of housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

II. COMPATIBILITY WITH OTHER ELEMENTS OF THE GENERAL PLAN:

1. General Plan Elements:

Section 65300.5 of the Government Code of the State of California states that the General Plan shall comprise an integrated, internally consistent set of policies. The policies contained within this Housing Element have been checked for consistency with policies contained in other mandated and optional elements of the *Tulare County General Plan*, and have been found to be consistent with those policies. Tulare County provides assurance that general plan designations and subsequent zoning will provide for a range of housing types that are consistent with housing needs.

The following elements of the *Tulare County General Plan* contain goals and policies which are especially pertinent to the location and standards for housing development and rehabilitation in the County:

2. Urban Boundaries Element:

The *Urban Boundaries Element*, as adopted in 1974 and amended in 1983, sets forth the policy that urban development in Tulare County shall occur within the eight incorporated cities, within Foothill Development Corridors, within Urban Development Boundaries of unincorporated communities, and within other areas suitable for non-agricultural development, as determined by the procedures set forth in the *Rural Valley Lands Plan*. An exception procedure also exists which allows urban development to occur in the unincorporated area adjacent to incorporated cities, if the following criteria are met:

- (1) The adjacent city does not consent to annex the property for development purposes, or annexation is not possible under the provisions of State law, but it is determined that development of the site does not constitute leapfrog or noncontiguous development; and
- (2) The public service impacts of the development are within the service capabilities of the County and affected special districts; and
- (3) The use and density proposed are consistent with the adopted general plan of the County and compatible with the adopted general plan of the city.

The purpose of an Urban Development Boundary (UDB) is to define twenty-year planning areas around incorporated cities in which the County and cities will coordinate plans, policies and standards relating to building construction, subdivision development. Land use and zoning regulations, street and highway construction, public utility systems, environmental studies, and other closely related matters affecting the orderly development of urban fringe areas. These boundaries provide an official definition of the interface between future urban and agricultural land uses.

Urban Development Boundaries have also been established around the following unincorporated communities to serve as official urban planning areas for these communities: Alpaugh, Cutler-Orosi, Ducor, Earlimart, East Orosi, Goshen, Ivanhoe, Lemon Cove, London, Pixley, Plainview, Poplar-Cotton Center, Richgrove, Strathmore, Terra Bella, Tipton, Traver, Woodville and Springville.

Urban Area Boundaries (UAB), which are larger than Urban Development Boundaries, have also been established around the eight incorporated cities. The Urban Area Boundary is defined as the area where land uses are presumed to have an impact upon the adjacent incorporated city, and within which the cities concerns are to be given serious consideration as part of the land use review process. The Urban Area Boundary is also considered the next logical area in which urban development may occur, and within which Urban Development Boundaries may ultimately be expanded.

3. Rural Valley Lands Plan:

The *Rural Valley Lands Plan*, adopted in 1975 and Amended in 1987, applies to the Valley floor area outside of city Urban Area Boundaries and Outside Urban Development Boundaries of unincorporated communities. The plan established minimum parcel sizes for areas zoned for agriculture, and contains policies which determine the suitability of rural lands for non-agricultural uses. This determination is based upon fifteen factors, which include land capability, existing and surrounding parcel size, suitability for cultivation, surrounding land use, proximity to services, and agricultural preserve status.

4. Community Land Use Plans:

Land use plans have been prepared for the following unincorporated communities, which specifically designate areas suitable for residential and rural residential development:

Exeter Urban Area
Farmersville Urban Area
Lindsay Urban Area
Porterville Urban Area
Tulare Urban Area
Visalia Urban Area
Dinuba Urban Area (in progress)
Woodlake Urban Area
Goshen
Three Rivers
Springville
Southwest Visalia Land Use Plan
East Porterville Land Use Plan
East Tulare Land Use Plan
Cutler-Orosi
Earlimart
Ivanhoe
Kennedy Meadows
Richgrove
Strathmore
Traver
West Exeter Specific Plan
Kings River Plan
Great Western Divide

Planned land use for the remaining unincorporated communities is contained in the 1966 *Tulare County General Plan*.

5. Foothill Growth Management Plan:

The *Foothill Growth Management Plan*, adopted in 1981 provides a comprehensive statement of the development policies and standards that set forth land use and circulation patterns for the foothill region of Tulare County. The purpose of the plan is to maintain the viability of foothill agriculture and reduce County expenditures through a more efficient service delivery system, by directing growth into selected Foothill Development Corridors. Within these corridors, new development must be able to provide its

own domestic water, liquid waste disposal and other necessary community services.

6. Water and Liquid Waste Management Plan:

This plan was adopted as part of the *Tulare County General Plan* in 1971. The plan contains a comprehensive analysis of community sewer and water systems, as well as needs countywide, and sets forth recommendations for improvements to those systems.

7. Circulation Element:

The *Circulation Element* was last adopted in 1964. The Planning and Development Department is currently updating the Element in accordance with State Planning Law. Expected completion of the Element is scheduled for Fiscal Year 1992/93. Amendments to the *Circulation Element* have been incorporated into all of the Community Plans adopted since 1964.

8. Seismic Safety, Safety, and Hazardous Waste Elements:

Each of these Elements have been adopted as part of the *Tulare County General Plan*. The Tulare County Association of Governments (TCAG) has proposed a project to aggregate each of these Elements into the *Safety Element*. That work activity is proposed to be initiated in Fiscal Year 1993/94.

9. Tulare County Comprehensive Airport Land Use Plan:

The *Comprehensive Airport Land Use Plan* is scheduled for adoption in June 1992. This Plan intends to provide for the orderly development of the public use airports in Tulare County. The Plan will also promote public health, welfare, and safety through land use planning actions of the Tulare County Airport Land Use Commission.

III. ENVIRONMENTAL SETTING:

1. Topography-Geomorphology:

The location of Tulare County in California is depicted on Map No. 1. A regional map of the County with incorporated cities and unincorporated communities is shown on Map No. 2.

Tulare County is located slightly south and east of the geographic center of the State of California, encompassing an area of approximately 4,863 square miles. The County is bounded on the east by Inyo County and the crest of the Sierra Nevada Mountain Range, on the north by Fresno County, on the west by Kings County and on the south by Kern County. Roughly rectangular in shape, Tulare County extends about ninety miles east to west and about sixty-five miles north to south. The region encompassing this plan is characterized by two basic landform provinces: the Central Valley and the Sierra Nevada Mountains.

The westerly one-third of the County lies on the floor of the San Joaquin Valley, known as the Great Central Valley of the State of California. The

Valley portion occupies the approximately western one-third of the County, approximately twenty-five to thirty miles wide, from the Kings County boundary to the base of the Sierra Nevada foothills. The topography of the Valley floor is relatively level, typical of most Valley lands, however, it does slope slightly to the southwest.

The easterly two-thirds of the County rises steadily to the County boundary at the crest of the western drainage of the Sierra Nevada Mountains. Elevations range from below 195 feet above sea level to over 14,000 feet in the Sierras. The Sierra Nevadas are the result of several mountain building phenomena including volcanic activity, uplifting of Sierran fault blocks, glaciation and prehistoric erosion. The Valley floor is the result of long-term alluvial deposits.

2. Flooding Potential:

Countywide flooding potential can be described as generally occurring within the designated floodways of the following watercourses:

St. John's River	White River
Cottonwood Creek	Tule River
Kaweah River	Deer Creek
Mill Creek	Elk Bayou
Packwood Creek	Mehrten Creek
Cameron Creek	Lewis Creek
Inside Creek	Porter Slough
Outside Creek	Frazier Creek
Yokohl Creek	Antelope Creek
Dry Creek	Sand Creek

The Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps (FIRM) for Tulare County identify detailed flooding potential for localized areas.

3. Soils:

There are thirty-nine soil series identified in Tulare County in the United States Soil Conservation Survey, which have been organized into six major groups, based on soil characteristics, slope, depth, geologic substructure and other individual characteristics. Class I, II and III comprise the most important agricultural soils in the County, although agricultural products are produced on even the poorest soils. This is often true with orchard crops such as nuts and olives. According to the Soils Element - Environmental Resource Management Element II, Volume 2, the percentages of surveyed soil classifications in Tulare County are as follows:

Class I	26.0%
Class II	20.8%
Class III	9.9%
Class IV	7.2%
Class V	29.0%
Class VI	7.1%

The following is an analyses of soils within the County with the exception of the mountain range which primarily encompasses National Park and Forest lands.

The Valley portion of the County is characterized by four basic soil groups (Class I, II, III and IV), while the foothills and mountainous areas of the County contain most of the Class V and VI soils.

The easterly portion of the County is characterized by soils which are poorly to moderately well drained and affected by salts and alkali (Class I). These soils have very slow percolation ranges and are thus considered to have severe limitations for septic tank absorption fields.

Class II soils consist of moderately well to excessively drained soils formed on more recent alluvial deposits of the major streams in the County. These soils are characteristically found in alluvial fans of the Kings, Kaweah and Tule Rivers, and have few limitations to urban growth and expansion. Less extensive areas of this soil group can also be found in the alluvial valleys of the Sierra Nevada Mountains.

Class III soils consist of well drained soils with hardpans or indurated layers situated in the profile. These soils are found in a nearly continuous band stretching along the base of the foothills. The permeability of the soil in these areas is limited by the hardpan layer and, thus, the soils are considered inappropriate for septic tank absorption fields.

Class IV soils consists of soils which are moderately to well drained and slowly to very slowly permeable. These soils are also situated along the bases of the foothills but are less extensive than Class III soils. Class IV soils typically contain high proportions of clay and fine textured material, and thus have a high shrink-swell behavior (soils which expand when saturated and contract when dry). Furthermore, because the soils have a very slow percolation rate, they are considered to be poor locations for septic tanks.

Class V soils contain most of the upland soil types which have been identified in the County. Because they are situated on sloping topography, they are considered to be well to excessively drained, and in some cases retain severe erosional characteristics.

Class VI soils cover areas dominated by miscellaneous land types. These include the rough broken-rockland association and the riverwash association. Conditions in these areas are such that the soils have not reached a mature stage of development, and thus have little or no agricultural value and severe limitations for urban use.

4. Climate:

Hot, dry summers and mild winters characterize the San Joaquin Valley in general. Rainfall averages about 10 inches annually.

The valley area is characterized by a "Mediterranean" type climate; the winters are cool and moist and the summers are warm and dry. Approximately 85% of the precipitation occurs during November to April, and the frost-free season usually exceeds nine months. A thermal belt exists in the area which enables the production of frost-sensitive tropical fruits such as citrus, avocados and olives. The thermal belt is typically situated at the base of the foothills where air drainage conditions can be found.

Another noticeable climatic feature of the Valley are the Radiation Fogs that occur during the winter, when the temperature of the basal air layer falls below the dew point following periods of heavier rainfall and high humidity. Typically, these fogs are more severe and persist longer in the lower elevations of the Valley.

The Visalia-Fresno area has seasonal air flows with average wind velocities of 5-10 mph. In the spring, summer and early fall, the directions are from the northwest. In the winter, wind directions are generally from the west.

5. Geology:

Tulare County occupies a part of the Sierran fault block which was elevated and tilted westward during Pleistocene time. The oldest known rocks other than basic volcanic magma, are remnants of marine sedimentary deposits which have been consolidated, folded, and modified by heat, pressure and movement before being largely digested by granitic magma. Some islands of sedimentary rock remained as marble, slate, hornfels, quartzite, calc-silicate hornfels and schist. Some impure calcareous rocks were silicated to form large masses of tactite.

The Sierra Nevada Mountain Range has been subject to erosion since early Cretaceous time, and most of the western part of the County is covered with unconsolidated Quarternary and recent basin, terrace, and floodplain deposits. From the foothills eastward, Quarternary and recent sediments are restricted to river gravels and terraces, and glacial debris filling lakes.

The County is located in Uniform Building Code Seismic Zones 3 and 4, with the Valley portion of the County south of the City of Visalia in Zone 4, and Visalia and the Valley area north of Visalia in Zone 3. The County's adopted *Seismic Safety Element* gives further detail regarding seismic events and conditions in and affecting the County.

6. Biotic Conditions:

There are a number of Federal and State listed Threatened and Endangered species existing in Tulare County. The three main species of concern are the San Joaquin kit fox, Tipton kangaroo rat, and the blunt-nosed leopard lizard. However, a number of other sensitive plant and animal species are also known to exist in Tulare County.

Plant life in Tulare County may be broadly separated into two categories: (1) native plant life of the Sierra Nevada mountains and their foothills, and (2) the cultivated crops of the Valley portion of the County.

The Sierras are principally in Federal ownership, as Forest Service or National Park Lands, and the native plant life has been largely preserved. The plant life of the foothill areas has been modified by long-term grazing practices, but is still extant. With the exception of limited riparian growth corridors, remnant stands of Valley Oaks, and a few vernal pools, the native plant life of the Valley portion of the County has been almost totally replaced by irrigated agriculture and urbanization.

7. Water Supply:

The water supply in Tulare County is derived from two primary sources: surface and ground water. Surface water is provided by runoff from the foothills and from the Sierra snow pack by way of two major streams: the Kaweah River, Tule River and their tributaries; and several minor streams: Cottonwood Creek, Lewis Creek and Deer Creek. While the Kings River flows through the extreme northwestern portion of the County, it contributes relatively little to the overall County water supply, though it assists in groundwater recharge through channel losses. The headwaters of the Kern River are situated in Tulare County, but Kern watershed runoff does not directly benefit the Valley portion of Tulare County.

Kaweah River - The Kaweah River drains a watershed of about 520 square miles on the western slope of the Sierra Nevada Mountain Range in Tulare County, adjoining that of the Kings River on the north and the Tule River on the South. It is regulated by Terminus Dam, located below the community of Three Rivers. A gross area of approximately 600 square miles on the easterly slope of the San Joaquin Valley is irrigated with water from the Kaweah River. The irrigated area extends about 20 miles north and south and 30 miles east and west, although the gross area entitled to use surface diversions from the Kaweah River aggregates approximately 174,500 acres. The average seasonal runoff is 405,400 acre feet.

Tule River - The Tule River lies in south central Tulare County, within the Tulare Lake drainage basin. The watershed has an area of 392 square miles, and is drained by the North, Middle, and south Forks. The annual and monthly flows of the river are extremely sporadic, with periods of no recorded flow. Surface waters seldom reach as far as Tulare Lake. Flow of the Tule River onto the Valley floor is regulated by Success Dam, which has a storage capacity of 80,000 acre feet.

Kings River - The Kings River, a portion of which flows through Tulare County supplies water to the northwestern area of the County.

White River - The most southerly river of the County begins in the lower elevations of the Sierras, with most of its watershed below the snow belt. It flows west by northwest and spreads out on the Valley floor, extending to within about 10 miles east of the easterly edge of Tulare Lake. It furnishes irrigation water for the southern part of the County.

The major rivers which flow throughout the County are and will continue to be used for domestic, commercial, and industrial uses, recreational water oriented activities such as fishing, boating, swimming, and water skiing, agricultural uses, maintenance of lakes and reservoirs, and as storm drainage systems.

Constraints on development in the Valley, and potential constraints on hazardous waste facility siting, are imposed by flood channels and floodplains of the surface streams. Historic flooding has occurred due to both rainfall events and spring snowmelt runoff; such constraints have been partially mitigated by reservoir construction on the Kings, Kaweah and Tule Rivers.

Additional surface water is available to specific County agricultural uses from the Friant-Kern Canal, located along the base of the Sierra Nevada foothills on the east side of the Valley.

Groundwater in most of the County consists of a series of poorly connected beds and lenses of sand and gravel, locally confined by silt and clay, with the exception of the Corcoran clay. This clay underlies the western section of the County and separates the groundwater reservoir into two water bearing zones. Groundwaters below the Corcoran clay are unconfined, or only locally confined. The occurrence of groundwater is directly related to the geology and soils of the region. Fresh groundwater is principally contained in the unconsolidated continental deposits of the Pliocene to the Holocene age, which extend to depths ranging from less than 100 to 300 feet.

Groundwater supplies about 40 percent of the irrigation water in the County. As demand becomes larger in the future, the present balance of supply and demand probably cannot be maintained. When withdrawals exceed recharges, the groundwater table drops by differing amounts, and several unwelcome circumstances become evident:

- (1) Ground subsidence which may have deleterious effects on buildings, highways, concrete-lined canals, irrigation and drainage systems, as well as irreversibly reducing the storage capacity of the aquifer;
- (2) Increasing expense for pumping until eventually utilization of groundwater for supplemental agricultural irrigation becomes infeasible;
- (3) Infiltration of brackish water from the underlying saline pool substitutes for the fresh water and the supply then becomes brackish and unfit for most uses.

The present groundwater table (top of the available fresh water) varies from 5 to 500 or more feet below the ground surface of the Valley floor. Land subsidence has caused a drop of as much as 20 feet in some locations, indicating a net loss of groundwater.

Unconsolidated aquifers are utilized in the County for domestic and institutional water supply, as well as for agricultural purposes. As the area experiences more and more urban growth, these unconsolidated aquifers are increasingly subject to contamination by septic tank or cesspool discharges and contamination by other urban wastes.

Industries in the past have discharged contaminated waters into the ground, although such discharges are now prohibited or closely regulated. Sites below or at groundwater levels have been used for solid waste disposal and have caused local groundwater contamination.

8. Air Quality:

Tulare County is located within the San Joaquin Valley Air Basin. The San Joaquin Basin encompasses the southern half of the Great Valley of California and is the largest and most distinctly bounded air basin in the State, covering more than 25,000 square miles. The Air Basin extends as far north as San Joaquin County near the Sacramento River Delta area and as far south

as the western portion of Kern County. The Air Basin is generally situated in the southern portion of the San Joaquin Valley and is bounded on the west by the Coastal Range, on the east by the Sierra Nevada Mountain Range, on the south by the Tehachapi Mountains and on the north by the Sacramento Valley and Mountain Counties Air Basins. The climate and meteorology of the Valley are unusually favorable for the development of air pollution. This is because the San Joaquin Valley is a closed air basin. Light winds and atmospheric stability provide frequent opportunities for pollutants to accumulate in the atmosphere. The general air circulation, characterized by summertime up-valley (northerly) and wintertime down-valley (southerly) winds, permits the transport of pollution over long distances along the axis of the valley. Meteorological conditions can produce a high pollution potential at any time of the year. Air pollution is most likely to occur when the atmosphere is stable and the winds light for long periods of time. Photochemical smog in the summer is enhanced by the light winds and the almost unbroken succession of warm, sunny days. In fall and winter, the atmosphere is often stable with only light winds for long periods of time. Often, in winter, a temperature inversion is based at or near the ground surface and "Tule Fog" (radiation fog) conditions prevail. Under such conditions, pollutions in the atmosphere are not rapidly dispersed. The light winds of the region allow pollutants to accumulate. The circulation of these winds allows transport of pollutants over long distances along the axis of the Valley.

Tulare County currently exceeds Federal and State standards for particulate matter under ten microns and for ozone (the primary constituent of smog) and thus, increased emissions from new projects, both individually and cumulatively, will add to the already adverse air quality. Since it is not possible to predict what specific projects will be developed and thus the actual magnitude of potential increases in adverse air quality due to the implementation of the Housing Element, mitigation will be accomplished at the developmental stage of each actual project when the extent of its individual and cumulative air quality effect can be determined and appropriate mitigation measures required. Mitigation measures for air quality impacts are spelled out in the 1991 Air Quality Attainment Plan Rules, in which the applicable measures for each type of project are contained and which must be utilized by law. Thus, adverse impacts to air quality from the subject project is determined to not be significant, as such impacts from future projects will be required by law to comply with standards as set forth in applicable local, state, or federal air quality laws at the time that development is actually proposed.

9. Circulation:

Circulation within the County is provided by State Highways (198, 99, 65, 63, 216, 137, 43, 190, 201 and 245) and by various County Roads with the following functional classifications:

- Local Roads
- Minor Collector
- Major Collector
- Connector
- Minor Arterial
- Principal Arterial

Potential adverse impacts associated with circulation related improvements, while unavoidable, are not felt to be significant on a Countywide system-wide level, and will be limited to specific project sites. Site-specific impacts resulting from individual projects as they come to fruition will be reviewed later in project-specific environmental assessments or subsequent EIRs.

10. Population:

The 1990 population of the unincorporated area of Tulare County was 133,203, or 39,208 households, according to the 1990 U.S. Census. Listed below are U.S. Census population figures for Tulare County between 1970 and 1990:

	<u>1970</u>	<u>1980</u>	<u>% Change 1970-80</u>	<u>1990</u>	<u>% Change 1980-90</u>
Tulare County	188,322	245,738	30	311,921	27
Incorporated	80,530	124,298	54	178,718	44
Unincorporated	107,792	121,440	13	133,203	10

CITIES

Dinuba	7,917	9,907	25	12,743	29
Exeter	4,475	5,606	25	7,276	30
Farmersville	3,456	5,544	60	6,235	12
Lindsay	5,206	6,936	33	8,338	20
Porterville	12,602	19,707	56	29,563	50
Tulare	16,235	22,526	39	33,249	48
Visalia	27,268	49,729	82	75,636	52
Woodlake	3,371	4,343	29	5,678	31

11. Public Services:

Public Services in Tulare County are provided by the following agencies:

Fire Protection:

State Division of Forestry, municipalities

Police Protection:

County Sheriff's Department, municipalities, California Highway Patrol

Schools:

College of the Sequoias, Porterville Community College; various primary and secondary, or unified school districts; private grammar schools

Parks, recreational facilities and services:

National Park Service, State of California, County of Tulare, municipalities

Maintenance of public facilities (roads, etc.):

County of Tulare, municipalities, special districts, State of California

Medical Services:

County of Tulare, special districts, private sector

Solid waste collection and disposal:

Collection by municipalities, and private companies under franchise to the County of Tulare; disposal at sites owned and operated by the County of Tulare

Water and sewer facilities:

County of Tulare, municipalities, special districts, mutual water companies

Specific listings (addresses and service area boundaries) for most of these service providers are available through the Tulare County Local Agency Formation Commission.

12. Energy:

Energy is supplied in Tulare County by the following private utilities:

Electricity:

Southern California Edison Company and Pacific Gas and Electric Company

Natural Gas:

Southern California Gas Company and Pacific Gas and Electric Company

Communications (telephone):

Pacific Bell and General Telephone

13. Archaeological/Historical Characteristics:

Tulare County was originally inhabited by the Yokuts Indians, a group of 50 recognizable tribes of the Pennutio linguistic family. They occupied the Valley areas and ranged in to the Sierra Nevada foothills for game and nuts. There are residual sites containing artifacts and tools scattered throughout the County, principally in the foothills and remnant riparian areas.

Jedediah Smith, Ewing Young, Kit Carson, and John C. Fremont all visited Tulare County prior to 1850 during trapping and exploration expeditions. The County was first settled in the early 1850's, and was organized in 1852. The first settlement was located at Woodsville, on the Kaweah River east of the City of Visalia. Visalia was settled about 1852, and the County developed rapidly thereafter, with cattle grazing gradually supplanted on the Valley floor by agriculture. A number of historic sites and structures have been identified and preserved in each of the County's cities and in the rural unincorporated areas of the County.

IV. ENVIRONMENTAL IMPACTS:

No significant adverse environmental impacts have been identified with the proposal.

V. MITIGATION MEASURES:

None Required.

VI. CREDITS:

This Environmental Assessment/Initial Study was prepared by:


Jeff Findley, Project Planner

Countywide Planning Division

5/12/92

Date

This Environmental Assessment/Initial Study was approved by:


David P. Bryant, Manager

Countywide Planning Division

5/12/92

Date

IV. ENVIRONMENTAL IMPACTS CHECKLIST

Explanation and use of form:

The following checklist contains an extensive listing of the kinds of environmental effects which result from development projects. In using the checklist, the Planning and Development Department is required to determine whether any of the effects set forth in the checklist would apply to the proposal and, if so, determine the magnitude of the effect. The point system which is used to rate the magnitude of potential effects is described as follows:

Major (3 points): Means that the environmental effect is both adverse and significant. Requires discussion in Section VI.

Moderate (2 points): Means that the environmental effect is indeterminate and may or may not be significant. Requires discussion in Section VI.

Minor (1 point): Means that the environmental effect is present but is clearly insignificant or is not adverse. Does not require discussion in Section VI.

No Effect (do not mark): Means no evidence exists to suggest such effect would result from the proposal.

In using the checklist, the project planner is required to answer the following question: "Is it likely that the proposal will result in any of the following effects and to what degree; Major, Moderate or Minor?"

ENVIRONMENTAL IMPACTS CHECKLISTA. EARTH

1. Unstable earth conditions	
2. Changes in geologic substructure	
3. Changes in the condition of the soil by:	
a. disruption	b. covering
b. displacement	c. destruction
c. compaction	6. Accelerated soil erosion on-site by:
d. overcovering	a. wind
e. pollution (e.g. salts, etc.)	b. water
4. Changes in topography or ground surface relief features by:	7. Accelerated soil erosion off-site by:
a. leveling or grading	a. wind
b. considerable earth moving or surface excavation	b. water
5. Changes in geologic or physical features which are unique or are of cultural value by:	8. Modification of riparian areas, river channels or lakes by:
a. modification	a. deposition
	b. erosion
	c. siltation
	d. other

9. Exposure of people or property to:

- a. unstable earth conditions
- b. earthquakes
- c. landslides (slumping)
- d. ground failure (e.g. subsidence or settlement)
- e. liquefaction
- f. similar geological hazards

B. AIR

- 1. Deterioration of ambient air quality by:
 - a. emission of pollutants
 - b. generation of dust (both during and after construction)
 - c. creation of objectionable odors
- 2. Regional alteration of:
 - a. air movement
 - b. moisture
 - c. temperature
 - d. climate
- 3. Local alteration of:
 - a. air movement
 - b. moisture
 - c. temperature
 - d. climate
- 4. Exposure of people to:
 - a. adverse air emissions
 - b. objectionable odors
 - c. excessive dust

C. WATER

- 1. Changes in the character of surface water by:
 - a. modification of course or direction
 - b. temperature modification
 - c. change in the level of dissolved oxygen
 - d. increased turbidity
 - e. addition of pollutants
 - f. other

2. Changes in:

- a. absorption or percolation rates
- b. drainage patterns
- c. rate and amount of surface runoff

3. Changes in the:

- a. course and direction of floodwaters
- b. intensity of flood flows
- c. volume of the area necessary to pass floodflows

4. Changes in groundwater:

- 1 a. availability for public use (e.g. excessive withdrawals)
- b. quality (pollutants)
- c. subsurface movement
- d. recharge

5. Exposure of people and property to:

- a. flooding
- b. mudslides
- c. demonstrated unsafe domestic water supplies

D. PLANT LIFE

- 1. Reduction in number and diversity of species of:
 - a. trees
 - b. shrubs
 - c. grass
 - d. wildflowers
 - e. aquatic plants
 - f. unique plants
 - g. rare plants
 - h. endangered plants
 - i. other
- 2. Introduction of new species into an area
- 3. Interference with the normal replenishment of existing species
- 4. Destruction or deterioration of existing natural habitat
- 2 5. Reduction in acreage of agricultural crops

A. ANIMAL LIFE

1. Reduction in number and diversity of species of:
 - a. birds
 - b. land animals (including reptiles)
 - c. fish
 - d. benthic organisms
 - e. insects
 - f. unique animals
 - g. rare animals
 - h. endangered animals
 - i. other
2. Introduction of new or additional animal species into an area (including vectors)
3. Interference with migration or movement
4. Destruction or deterioration of existing habitat
5. Displacement of existing habitat

B. NOISE

1. Increased noise levels
2. Exposure of people to severe noise levels
3. Exposure of critically impacted land uses to severe noise levels

C. LIGHT AND GLARE

1. New sources of light and glare
2. Increased intensity of light and glare

D. LAND USE

1. Substantial changes from the present land use of the area
2. Substantial changes from the planned land use of the area

E. NATURAL RESOURCES

1. Increased rate of use of any natural resource
2. Substantial depletion of nonrenewable resources
3. Conflict with future potential for use or extraction of natural resources
2. Loss of unique or prime agricultural land

F. RISK OF UPSET

1. Risk of accidental explosion or release of hazardous substances:
 - a. oil or flammable liquids
 - b. pesticides or herbicides
 - c. explosives
 - d. chemicals
 - e. radiation
 - f. other
2. Exposure of people to risk of accidental explosion or release of hazardous substances

G. HUMAN POPULATION

1. Significant alteration of:
 - a. location of population
 - b. population distribution
 - c. population density
 - d. growth rate
 - e. cultural characteristics
 - f. age distribution (elderly, children)
 - g. other

H. HOUSING

1. Deterioration in condition of existing housing
2. Deterioration in living environment
3. Deterioration in areas planned for future living environment
2. New demand for additional housing
5. Reduction in housing supply
6. Failure to meet demands of low and moderate income households for affordable housing

I. TRANSPORTATION/CIRCULATION

1. 1. Substantial impact on existing transportation (roads, rail and air)
1. 2. Substantial additional vehicular movement (trucks and autos)
1. 3. Need for public transportation
4. Increased traffic hazards to:
 - a. motor vehicles

- b. bicycles
- c. pedestrians (e.g., near schools)
- 5. Alteration of present pattern of circulation of people
- 6. Alteration of present pattern of circulation of goods
- 7. Over use of existing parking facilities
- 8. Demand for additional parking facilities

N. PUBLIC SERVICES

- 1. Significant effect upon or need for new or altered governmental services in any of the following areas:
 - a. fire protection
 - b. police protection
 - c. schools
 - d. parks, recreational facilities and services
 - e. maintenance of public facilities (roads, etc.)
 - f. medical services
 - g. others
- 2. Reduction in use or demand for governmental services (e.g., lowered school enrollment, etc.)

O. ENERGY

- 1. Use of substantial amounts of fuel or energy
- 1. Substantial increase in demand on existing sources of energy
- 3. Requirement for development of new energy sources
- 4. Block out or reduce amount of sunlight on existing solar panels

P. UTILITIES

- 1. Result in a need for new system or substantial alteration of existing system:
 - a. electricity
 - b. natural gas
 - c. communication
- 2. Result in need for new or additional community water facilities such as:
 - a. new wells
 - b. repair on existing wells
 - c. new lines

- d. repair on existing lines
- e. larger lines
- f. looping of system
- g. fire hydrants
- h. water quality treatment facilities
- i. increased fire flow
- j. other

- 3. Result in need for new or additional community sewer facilities such as:
- 1. new lines
- 1. repair on existing lines
- 1. larger lines
- 1. new collection or outfall lines
- 1. new or expanded treatment facilities
- f. other
- 4. Result in need for new or additional storm drainage facilities:
- 1. on-site
- 1. off-site
- 5. Result in need for new or additional solid waste collection and disposal services
- 6. Result in need for new or additional irrigation services
- 7. Result in need for other utility services

Q. HUMAN HEALTH

- 1. Creation of any health hazard
- 2. Creation of any potential health hazard (e.g., vectors from dairies)
- 3. Exposure of people to existing or potential health hazards.

R. AESTHETICS

- 1. Obstruction of:
 - a. any scenic vista
 - b. views open to the public
- 2. Creation of an aesthetically offensive building, use or activity readily open to public view
- 3. Removal of:
 - a. street trees

iv

- b. trees of special community value (e.g., valley oak)
- c. existing on-site landscaping
- d. other

4. Loss of open space

S. SOCIO-ECONOMIC

- 1. Temporary effects upon:
 - a. income distribution
 - b. employment
 - c. tax revenues
- 2. Permanent effects upon:
 - a. income distribution
 - b. employment
 - c. tax revenues
- 3. Changes in tax base and assessment for:
 - a. project site
 - b. surrounding area
- 4. Reduced employment opportunities for low and moderate income, Socio-economic groups
- 5. Impacts on social affiliation and neighborhood interaction
- 6. Impacts on privacy of surrounding area

T. ARCHAEOLOGICAL/HISTORICAL

- 1. Adverse effect on:
 - a. archaeological sites
 - b. historical site, structure or neighborhood
 - c. unique architectural on-site features
 - d. architectural character of surrounding buildings

U. MANDATORY FINDINGS OF SIGNIFICANCE

- 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
NO
- 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)
NO
- 3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
NO
- 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
NO

IVa. DISCUSSION OF ENVIRONMENTAL EFFECTS AND MITIGATIONS:

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion of Effects</u>
D.5	2	Construction of new housing units, as identified in the Housing Element and the Regional Housing Needs Determination, will ultimately result in a reduction in acreage of agricultural crops and loss of prime agricultural land for those areas suitable for development which are now used for agricultural production. However, the Tulare County General Plan serves to mitigate the impacts of urbanization on agricultural land on a countywide basis. The Urban Boundaries Element defines appropriate locations for urban development and directs that growth to occur in a compact and contiguous manner. Outside of urban boundaries, the Rural Valley Lands Plan and Foothill Growth Management Plan assure that the agricultural viability of rural valley and foothill areas are protected and maintained.
H.1	2	
I.4	2	
K.2	2	
L.2	2	
		Moreover, the Housing Element does not in and of itself cause residential development or increased population density to occur; rather, it sets forth policies and programs which enable the County to meet the existing needs and demand which are identified in the element. The Housing Element also does not, in and of itself, provide available sites for new housing development; rather, it measures housing needs in comparison to the provision for residential development sites in other elements of the Tulare County General Plan.

V. MITIGATION OF SIGNIFICANT EFFECTS:

<u>Checklist Item</u>	<u>Point Rating</u>	<u>Discussion of Effects</u>
		Because no significant environmental effects are identified, no mitigation measures are required.

VI. DETERMINATION:

On the Basis of this initial evaluation:

XXXX The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Although the proposed project would have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet as "PROJECT AMENDMENTS" have been added to the project. A NEGATIVE DECLARATION will be prepared.

The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

VII. CREDITS

This Environmental Assessment Initial Study was prepared by

Jeff Findley, Project Planner
Countywide Planning Division

Date: May 1, 1992

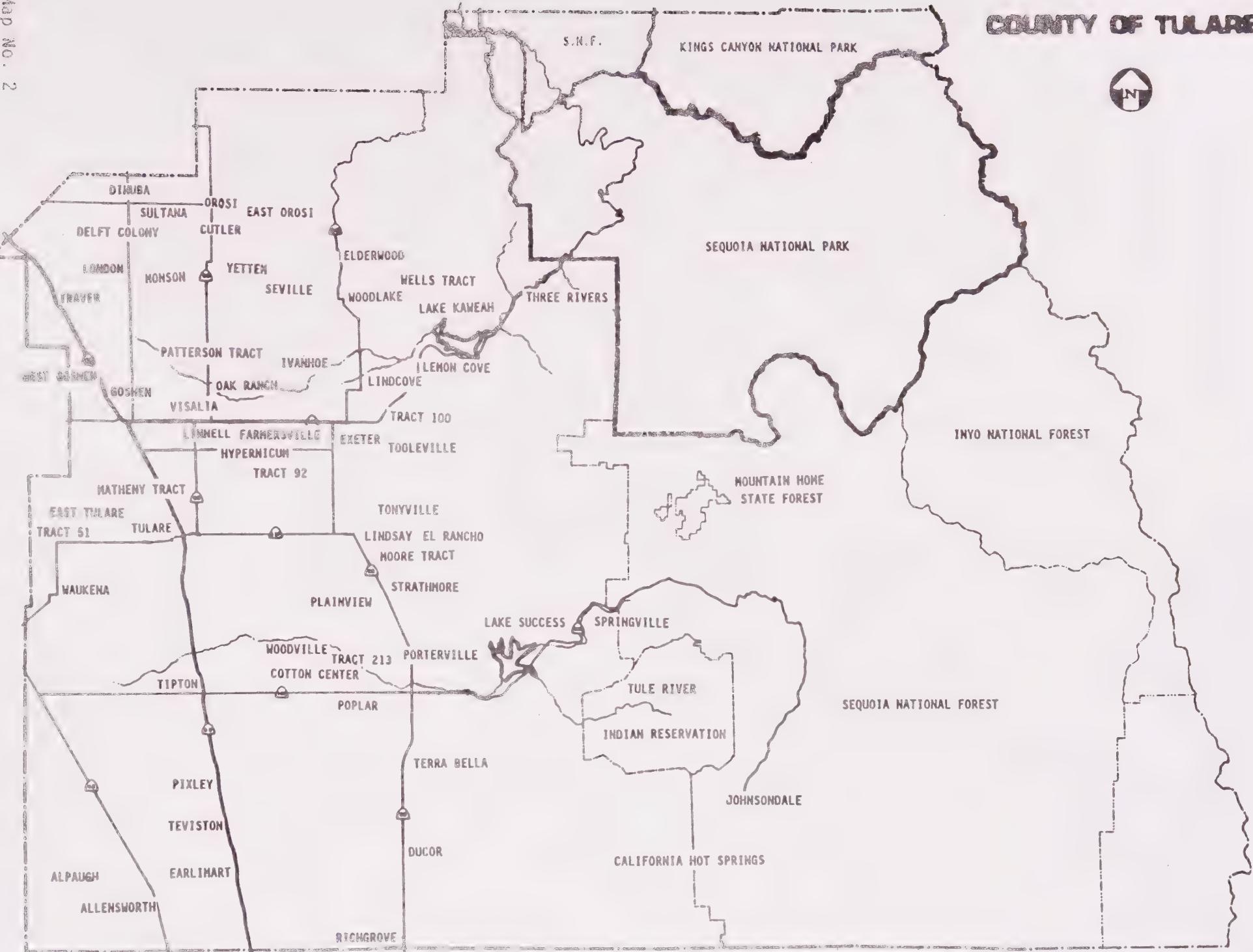


Map No. 1

COUNTY OF TULARE



Map No. 2



RESPONSE TO COMMENTS

The comment period for the proposed Negative Declaration for General Plan Amendment No. 92-02 closed on June 18, 1992. No comments were received to challenge the appropriateness or adequacy of the proposed Negative Declaration.

Agencies Contacted:

State Clearinghouse
Department of Housing and Community Development
Tulare County Housing Authority
Self-Help Enterprises, Inc.
U.S. Forest Service
U.S. Farmers Home Administration
Tule River Indian Housing Authority
Regional Water Quality Control Board
Department of Fish and Game
Caltrans District 6
Pacific Gas and Electric Company
Southern California Gas Company
Southern California Edison Company
Tipton Town Council
Alpaugh Town Council
Springville Area Advisory Council
Three Rivers Municipal Advisory Council
Woodville Betterment Committee
Pixley Town Council
Earlimart Municipal Advisory Council
Tulare County Farm Bureau
Tulare County Economic Development Corporation
Visalia Board of Realtors
Tulare Board of Realtors
Orange Belt Board of Realtors
Building Industry Association of Kings/Tulare County
Visalians Interested in Affordable Housing
Tulare County Resources Conservation District
City of Dinuba
City of Exeter
City of Farmersville
City of Lindsay
City of Porterville
City of Tulare
City of Visalia
City of Woodlake
City of Reedley
City of Corcoran
City of Kingsburg
City of Delano
City of Orange Cove
County of Kern
County of Kings

County of Fresno
County of Inyo
Department of Housing and Urban Development
Tulare County Agricultural Commissioner
Tulare County Building Division
Tulare County Environmental Health Division
Tulare County Public Works Department
Tulare County Fire Warden
Tulare County Department of Education
Tulare County Department of Social Services
TCAG/Transportation Planning Agency

TO: CALIFORNIA DEPARTMENT
OF FISH AND GAME
Environmental Services
1416 Ninth Street, 12th Floor
Sacramento, CA 95814

FROM: TULARE COUNTY PLANNING AND
DEVELOPMENT DEPARTMENT
Tulare County Courthouse
Civic Center Room 111
Visalia, CA 93291-4593

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Responsible Agency Finding

Project Location/Case file No: General Plan Amendment No. GPA 93-01

The project applies to the unincorporated area of Tulare County, including the unincorporated communities of Allensworth, Alpaugh, Cutler-Orosi, Delft Colony, Ducor, Earlimart, East Orosi, East Porterville, Elderwood, Goshen, Ivanhoe, Lemon Cove, Lindcove, London, Pixley, Plainview, Poplar-Cotton Center, Richgrove, Seville, Springville, Strathmore, Sultana, Terra Bella, Teviston, Three Rivers, Tipton, Traver, Woodville, Yettem, as well as the rural unincorporated area.

Applicant: County of Tulare

Project Description:

General Plan Amendment No. GPA 93-01, is an update of the 1992 Housing Element of the Tulare County General Plan. This project consists of technical revisions to the document that were required by the State Department of Housing and Community Development. No Program or Policy changes are proposed in conjunction with this general plan amendment.

Findings of Exemption:

A Certificate of Fee Exemption was prepared for the 1992 Housing Element (GPA 92-02). This update of the 1992 Housing Element consists of technical revisions with no changes to any Program or Policy.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

I hereby certify that the action on this project is taken by a public agency acting in a Responsible Agency capacity as defined by Section 21069 of the Public Resources Code, and the filing of a Notice of Determination is exempt from filing fees in accordance with provisions of Section 711.4(g) of the Fish and Game Code.

Clyde von Rosenberg

Signature of Authorized Agency Official

Clyde von Rosenberg, Env. Assmt. Officer
Name Printed and Title

2-23-93

Date

Responsible Agency

Tulare County Planning and
Development Department
Lead Agency

Jeff Findley
Contact Person: Jeff Findley

NOTICE OF DETERMINATION

TO: Tulare County Clerk
Room 201, Courthouse
Visalia, CA 93291

FROM: Tulare County Board of Supervisors
Administration Building
Visalia, CA 93291

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title/Case File No. GPA 93-01

Applicant: County of Tulare

State Clearinghouse Number: 92052081

Lead Agency: Tulare County Planning and Development Department

Staff Contact Person: Jeff Findley

Telephone Number 733-6790

Project Location: The project applies to the unincorporated area of Tulare County.

Project Description: General Plan Amendment No. GPA 93-01 is an update of the 1992 Housing Element of the Tulare County General Plan consisting of technical revisions.

This is to advise that the Tulare County Board of Supervisors has approved the above described project on March 23, 1993, and has made the following determinations regarding the above described project:

1. The project () will have a significant effect on the environment
 (X) will not
2. () An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 (X) The Negative Declaration prepared for the 1992 Housing Element (GPA 92-02) is adequate for this project pursuant to the provisions of CEQA.

The EIR or Negative Declaration and record of project approval may be examined at: Room 105, Courthouse, Visalia, CA 93277

3. Mitigation measures () were, (X) were not, made a condition of the approval of the project.
4. A statement of Overriding Considerations () was, (X) was not, adopted for the project.

By:

Signature: Charles Harness

Charles Harness

(X) COFE Attached
() D.F. & G. Fees Required
() E.I.R.
() N.D.

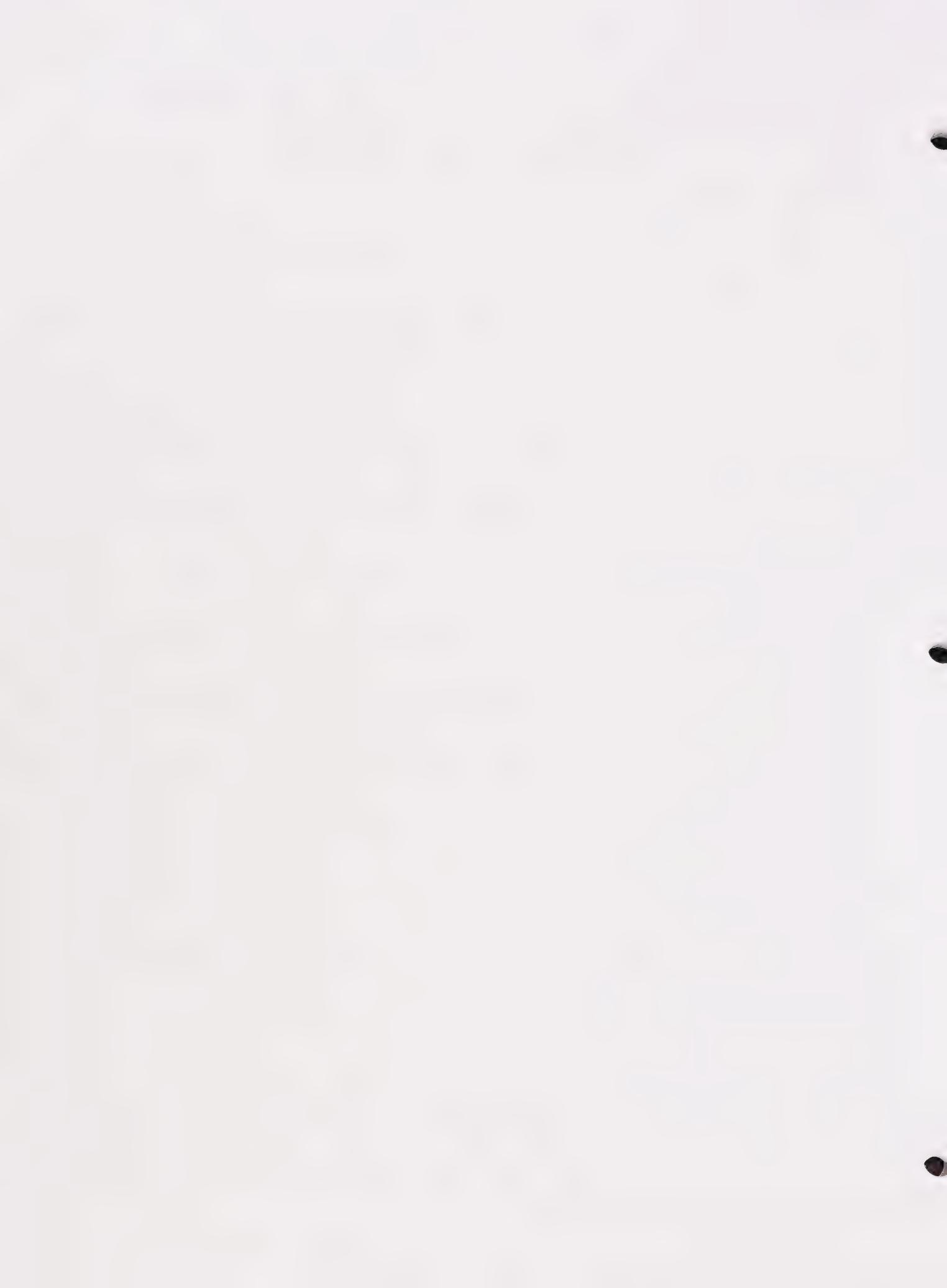
Chairman, Board of Supervisors

Title

Filed with the Tulare County Clerk on March 24, 1993. 

Calif. Dept. Fish & Game, 1416 Ninth Street, 12th Floor, Sacramento, CA 95814

NOTE: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21108, 21152, and 21167, Public Resources Code.



NOTICE OF DETERMINATION

TO: Tulare County Clerk
Room 201, Courthouse
Visalia, CA 93291

FROM: Tulare County Board of Supervisors
Administration Building
Visalia, CA 93291

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title/Case File No. GPA 92-02

Applicant: Tulare County Housing Element

State Clearinghouse Number: 92052081

Lead Agency: Tulare County Planning and Development Department

Staff Contact Person: Jeff Findley

Telephone Number 733-6790

Project Location: The project applies to the unincorporated area of Tulare County.

Project Description: General Plan Amendment No. GPA 92-02 is an update of the Housing Element of the Tulare County General Plan.

This is to advise that the Tulare County Board of Supervisors has approved the above described project on June 30, 1992, and has made the following determinations regarding the above described project:

1. The project () will have a significant effect on the environment
 (X) will not
2. () An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 (X) A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures () were, (X) were not, made a condition of the approval of the project.
4. A statement of Overriding Considerations () was, (X) was not, adopted for the project.

By: Charles Harness
Signature: Charles Harness

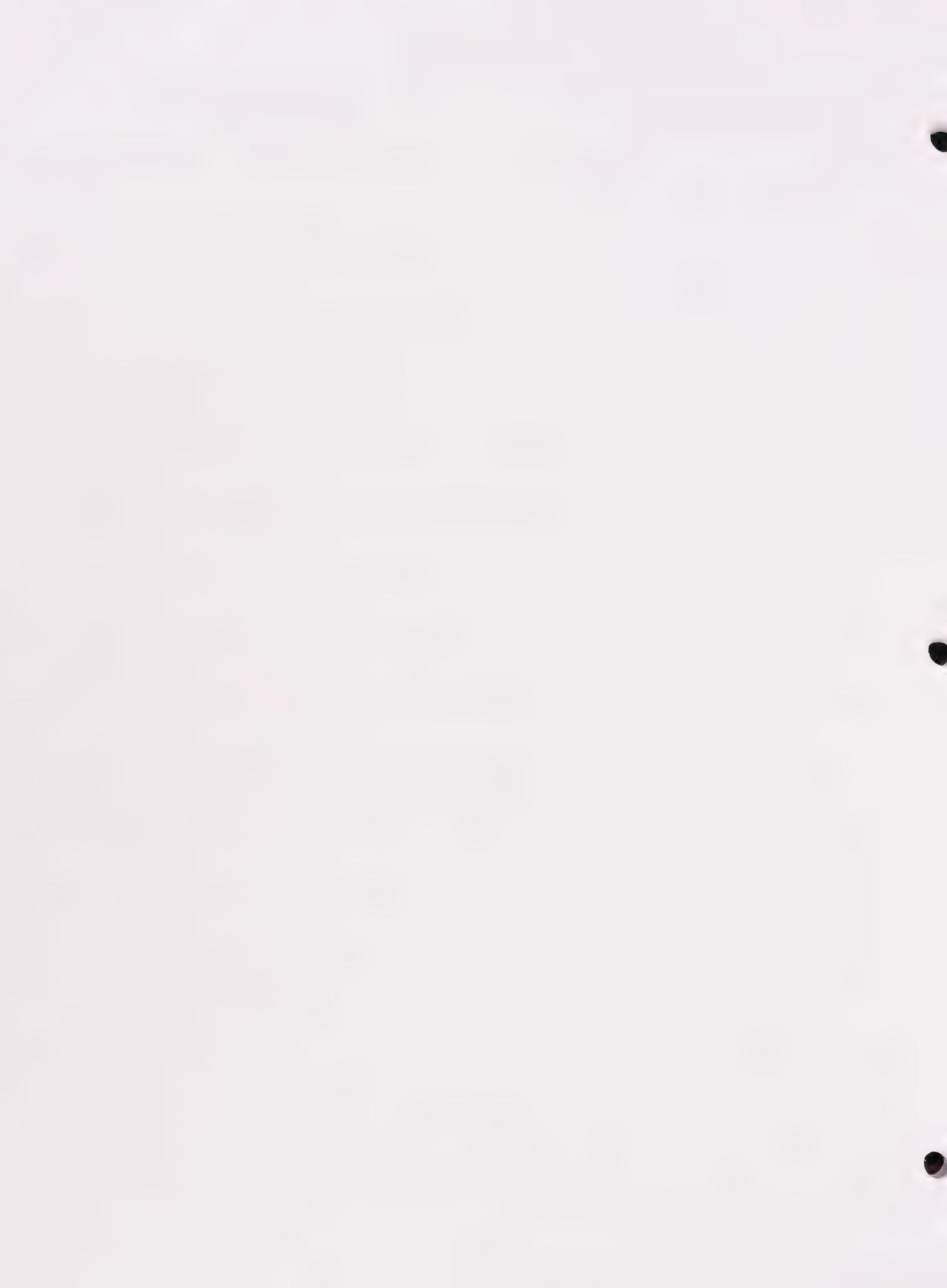
COFE Attached
 D.F. & G. Fees Required
 E.I.R.
 N.D.

Chairman, Board of Supervisors
Title

Filed with the Tulare County Clerk on July 2, 1992.

c: Calif. Dept. Fish & Game, 1416 Ninth Street, 12th Floor, Sacramento, CA 95814

NOTE: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21108, 21152, and 21167, Public Resources Code.



TO: CALIFORNIA DEPARTMENT
OF FISH AND GAME
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FROM: TULARE COUNTY PLANNING AND
DEVELOPMENT DEPARTMENT
Tulare County Courthouse
Civic Center Room 111
Visalia, CA 93291-4593

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding
 Responsible Agency Finding

Project Location/Case file No: General Plan Amendment No. GPA 92-02

The project applies to the unincorporated area of Tulare County, including the unincorporated communities of Allensworth, Alpaugh, Cutler-Orosi, Delft Colony, Ducor, Earlimart, East Orosi, East Porterville, Elderwood, Goshen, Ivanhoe, Lemon Cove, Lindcove, London, Pixley, Plainview, Poplar-Cotton Center, Richgrove, Seville, Springville, Strathmore, Sultana, Terra Bella, Teviston, Three Rivers, Tipton, Traver, Woodville, Yettem, as well as the rural unincorporated area.

Applicant: County of Tulare

Project Description:

General Plan Amendment No. GPA 92-02, is an update of the Housing Element of the Tulare County General Plan. This project has been prepared pursuant to AB 2853 and Housing Element Guidelines adopted by the Department of Housing and Community Development on November 17, 1977, specified in Government Code Sections 65302(c) and 65580 et seq. AB 2853, which was signed into law on September 26, 1980, requires localities to update their Housing Elements at least every five (5) years. The update contains information analyses, and provisions for housing for the unincorporated area of Tulare County for the period 1992-97.

Findings of Exemption:

The Housing Element does not in and of itself cause residential development or increased population density to occur; rather, it sets forth policies and programs which enable the County to meet the existing needs and demand which are identified in the element. The Housing Element also does not, in and of itself, provide available sites for new housing development; rather, it measures housing needs in comparison to the provision for residential development sites in other elements of the Tulare County General Plan.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

I hereby certify that the action on this project is taken by a public agency acting in a Responsible Agency capacity as defined by Section 21069 of the Public Resources Code, and the filing of a Notice of Determination is exempt from filing fees in accordance with provisions of Section 711.4(g) of the Fish and Game Code.

Clyde von Rosenberg

Signature of Authorized Agency Official

Clyde von Rosenberg, Env. Assmt. Officer
Name Printed and Title

6-17-92

Date

Charles Hansen

Responsible Agency

Tulare County Planning and
Development Department
Lead Agency

Jeff Findley
Contact Person: Jeff Findley

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 THIRD STREET, Room 430

P.O BOX 952053

SACRAMENTO, CA 94252-2053

(916) 323-3176 FAX (916) 323-6625



September 24, 1993

Mr. Lou Fernandez
County Executive Officer
County of Tulare
County Civic Center
Courthouse, Room 111
Visalia, California 93291-4593

Dear Mr. Fernandez:

RE: Review of the County of Tulare's Adopted Housing Element Update

Thank you for submitting Tulare County's housing element update, adopted March 23, 1993 and received for our review on May 27, 1993. As you know, this Department is required to review adopted housing elements and report our findings to the locality (Government Code Section 65585(h)).

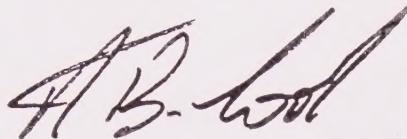
As you know, our December 14, 1992 review letter found that the County's revised draft element addressed the statutory requirements noted in our prior review. As the adopted element incorporates these changes, we are pleased to inform you that Tulare County's adopted housing element is now in full compliance with State housing element law (Article 10.6 of the Government Code).

We commend the County for working diligently to develop a housing element which complies with the law. We wish you success in the implementation of your housing program and we look forward to receiving the County's annual implementation report, pursuant to Government Code Sections 65400 and 65588.5.

We thank Mr. Bryant for his cooperation during the course of our reviews. If you have any questions or would like assistance in the implementation of your housing element, please contact Camilla Cleary, of our staff, at (916) 323-3185.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,



Thomas B. Cook
Deputy Director

cc: George E. Finney, Planning Director, Tulare County
Tim Sciacqua, Director, Tulare County Housing Authority
David Bryant, Senior Planner, Tulare County
E. J. Flynn, California Rural Legal Assistance
Eugene Smith, Tulare County Building & Planning
Michael J. Kanz, California Rural Legal Assistance
Joanna Nugent, Self-Help Enterprises
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Dwight Hanson, California Building Industry Association
Kerry Harrington Morrison, California Association of
Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center
Dara Schur, Western Center on Law Poverty



